

KNIGHT CANCER RESEARCH BUILDING

OREGON HEALTH & SCIENCE
UNIVERSITY

DESIGN ADVICE REQUEST NO. 2

24 SEPTEMBER 2015

FILE # EA-15-123778DA

MEETING OBJECTIVES:

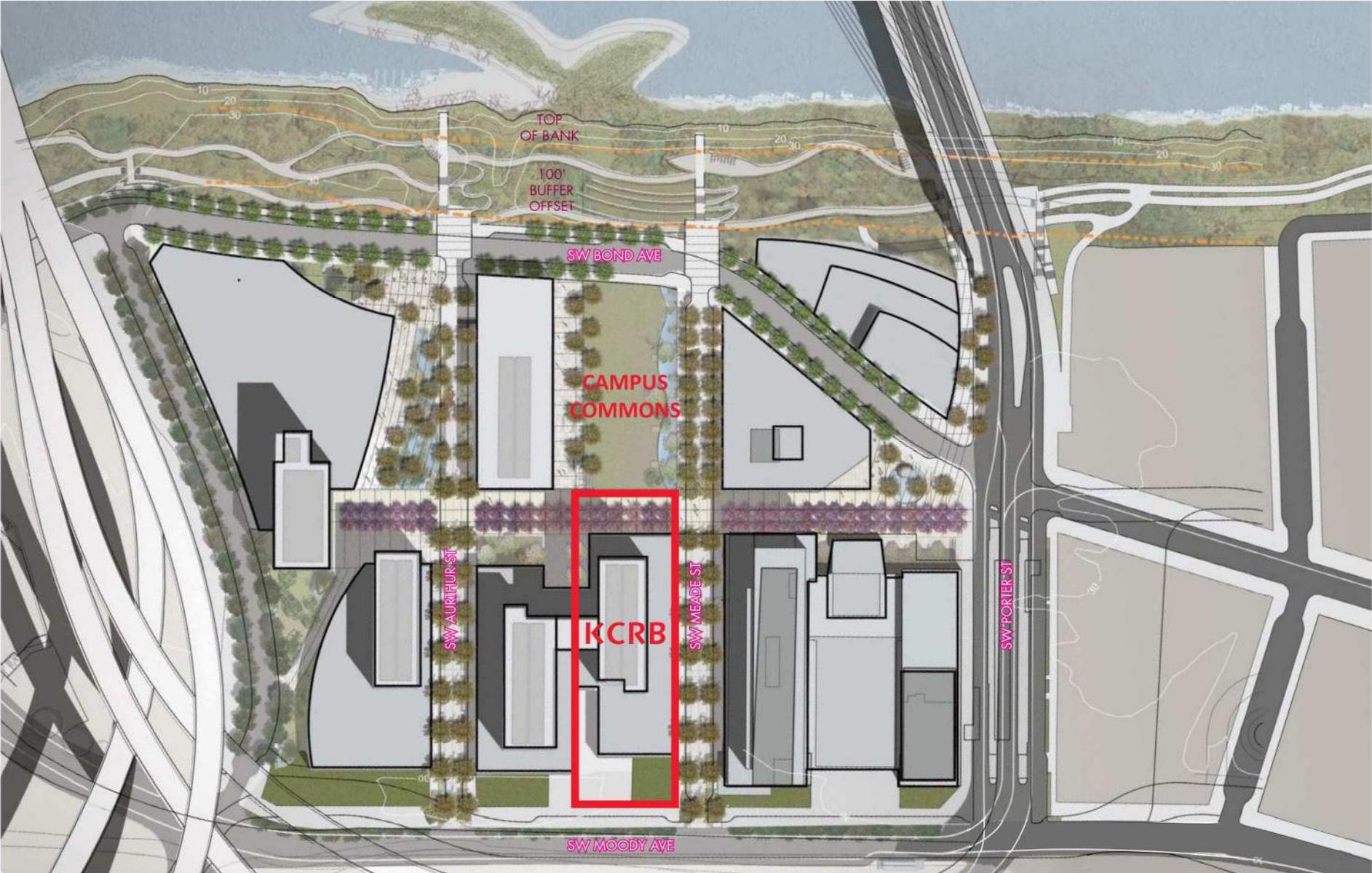
1. DAR #1 Review
2. Massing and Architecture
3. Active Street and Neighborhood
4. Interim Conditions
5. Design Modifications, Exceptions, & Adjustments
6. Discussion

DAR #1 REVIEW

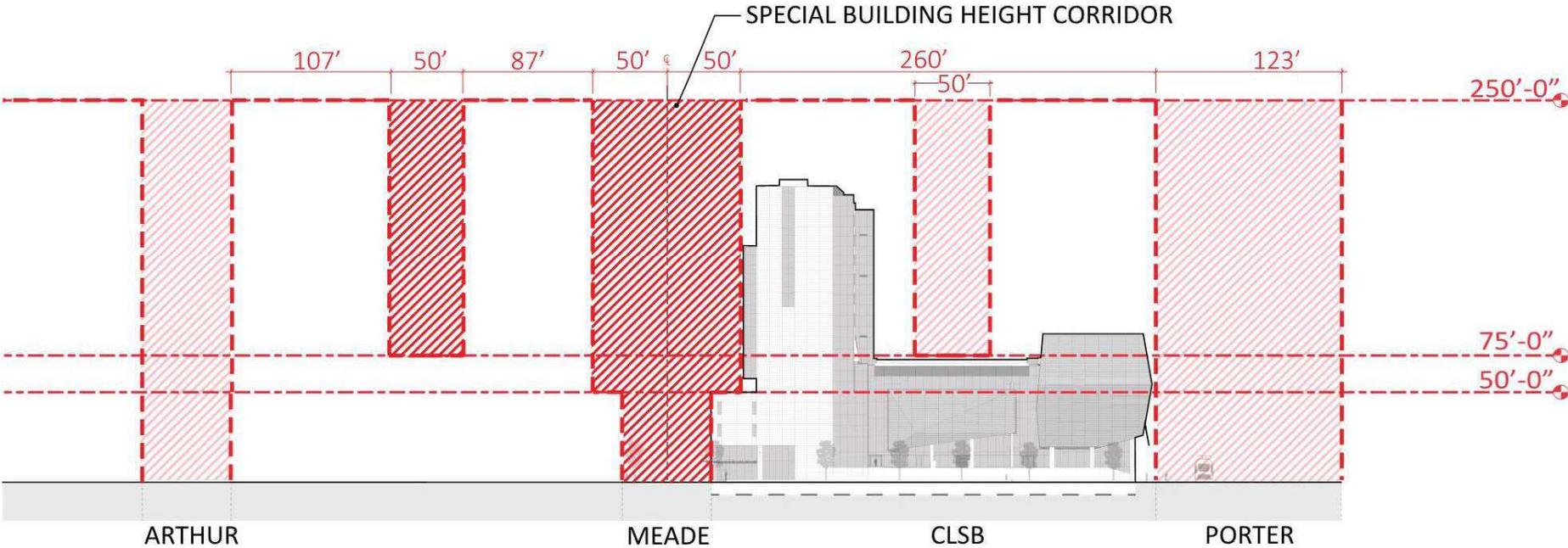
DAR #1 REVIEW: EXISTING SITE AERIAL VIEW



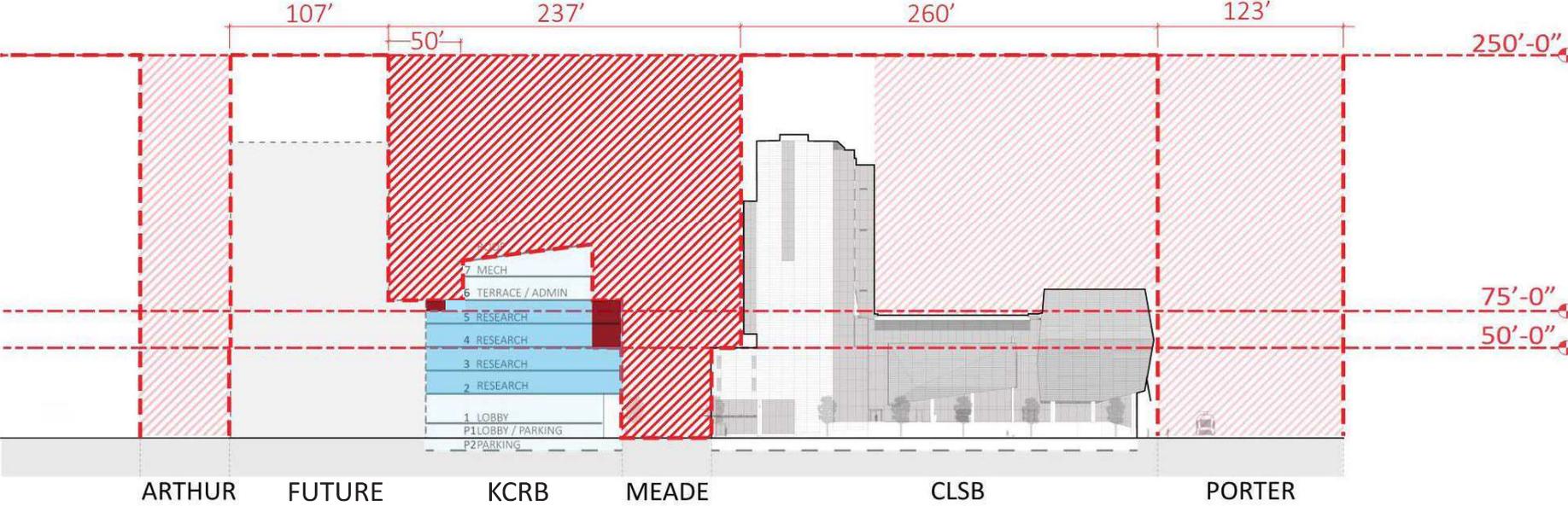
DAR #1 REVIEW: SCHNITZER CAMPUS MASTER PLAN



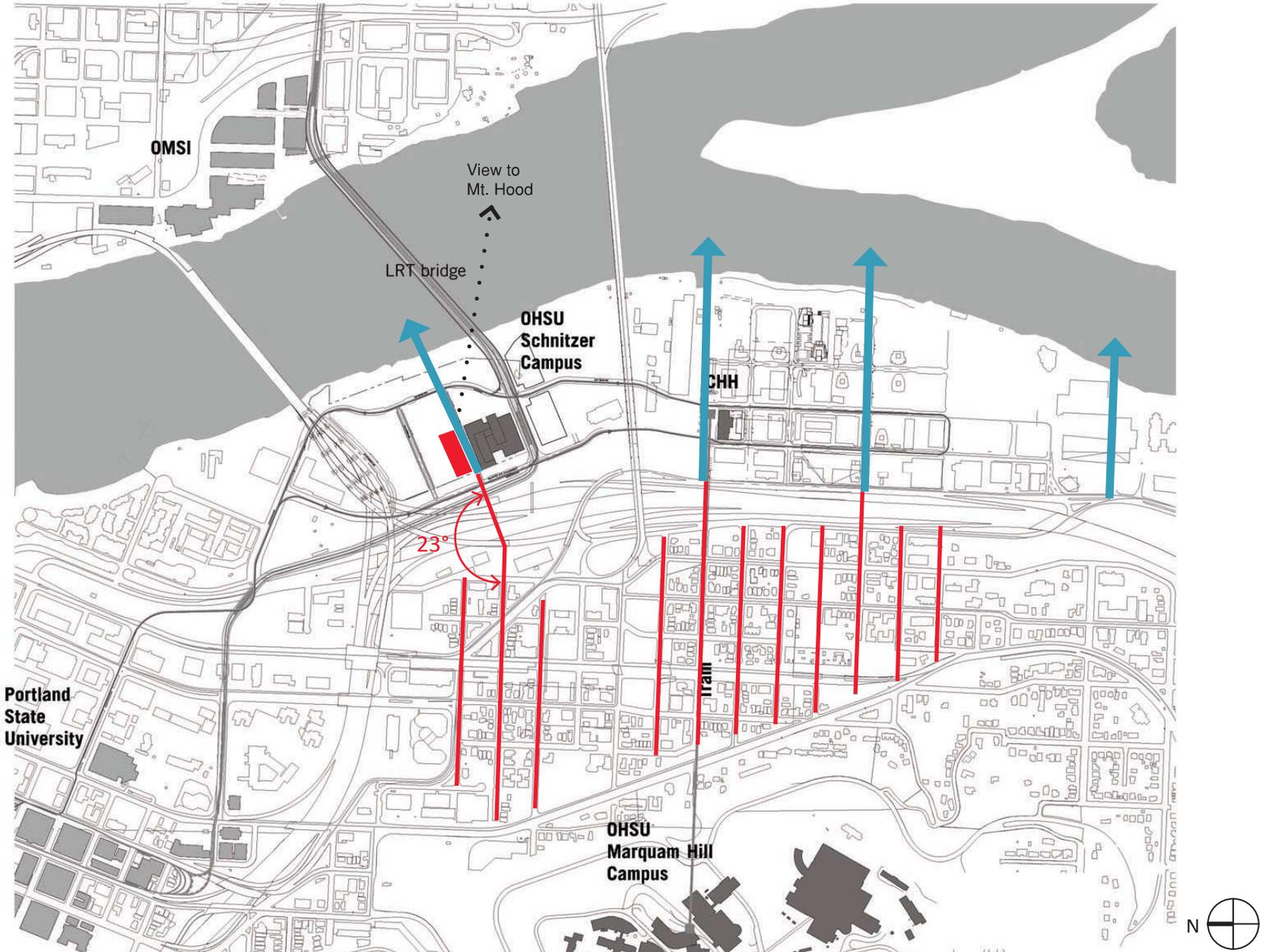
DAR #1 REVIEW: ZONING CRITERIA



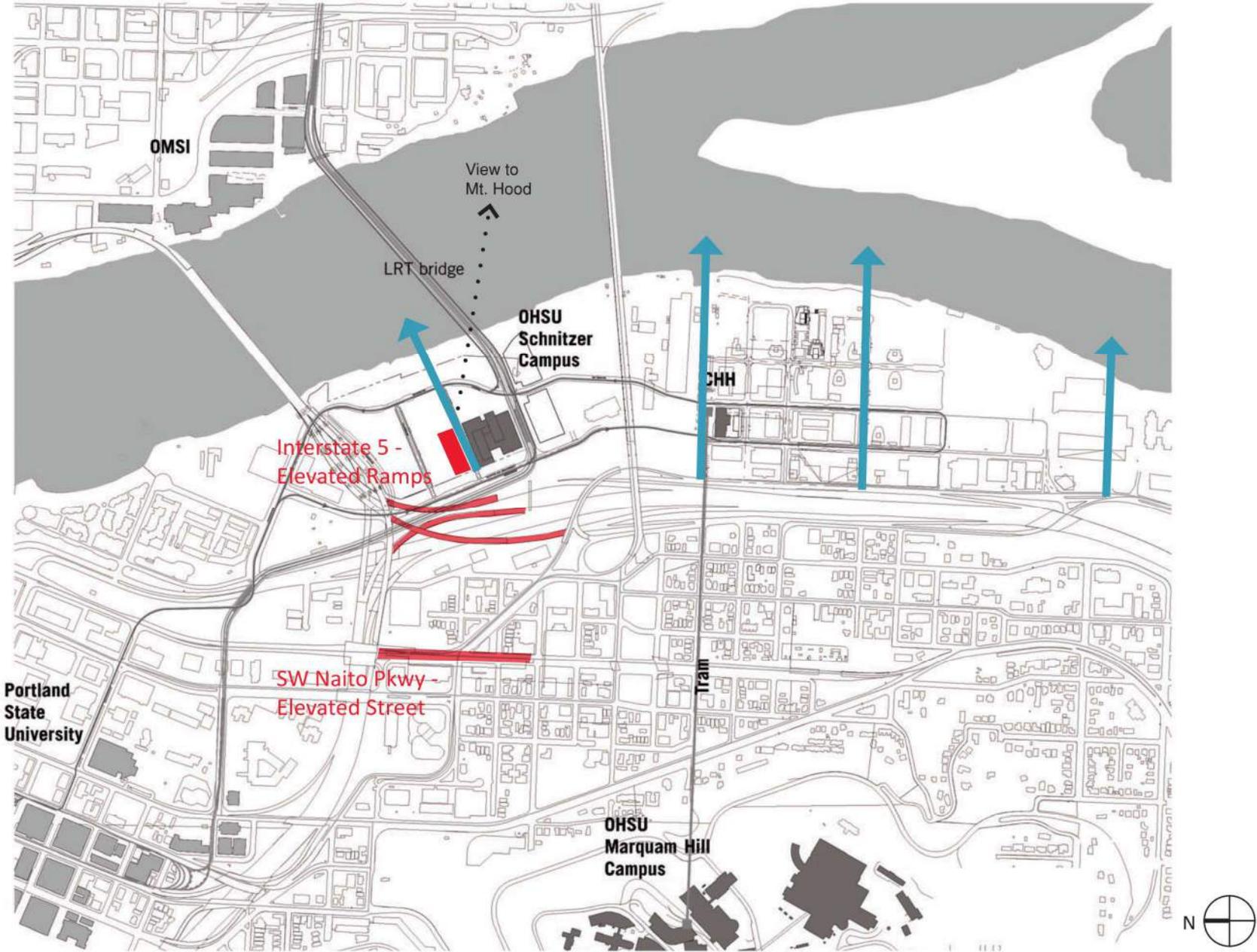
DAR #1 REVIEW: PROPOSED BUILDING PROFILE



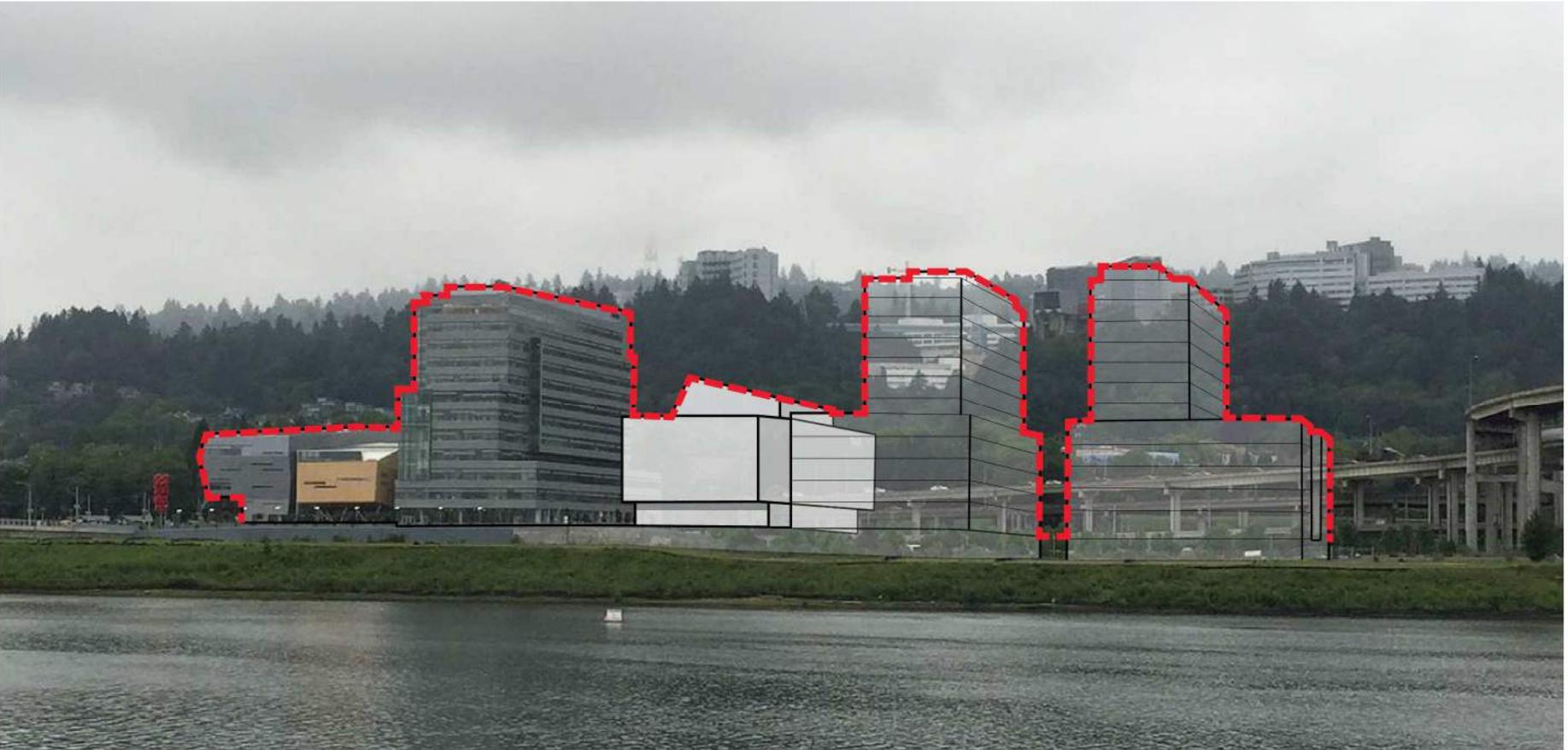
DAR #1 REVIEW: VIEWS FROM THE WEST



DAR #1 REVIEW: VIEWS FROM THE WEST



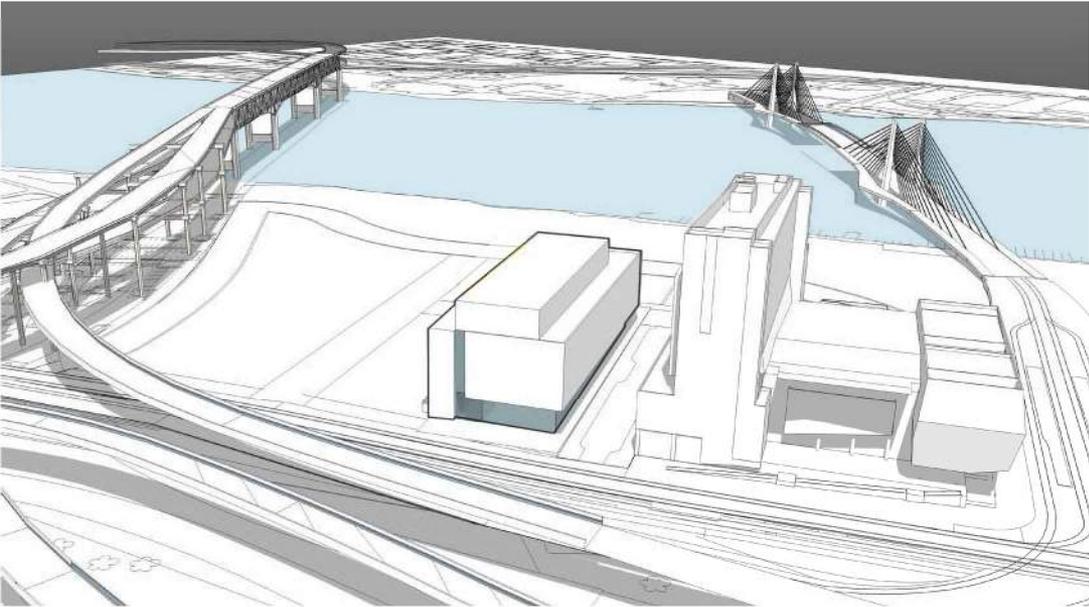
DAR #1 REVIEW: VISUALLY PERMEABLE & VARIED



DAR #1 REVIEW: MEADE STREET



DAR #1 REVIEW: MASSING MODEL



CURRENT PROJECT



FULL-BLOCK BUILD OUT

DAR #1 REVIEW:

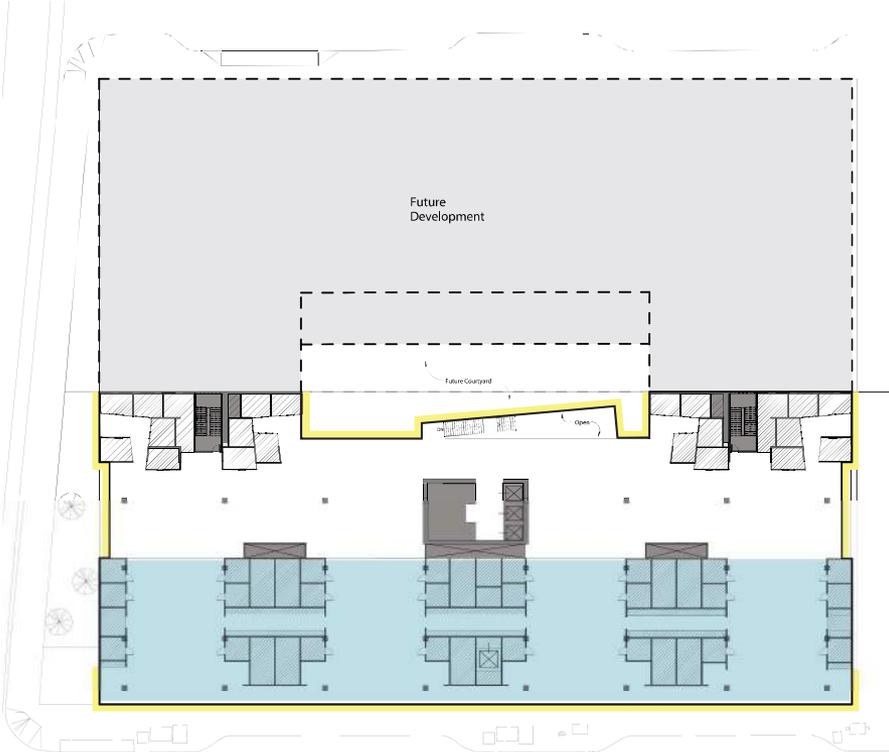
DESIGN COMMISSION COMMENTS & DESIGN RESPONSES

Service	Service
<p>1. The time to interconnect parking and loading functions in a central location, preferably underground, is NOW. This is a campus that is in its infancy. Campuses should share functions. There was strong suggestion to look to CLSB for sharing loading and/or parking. The Commission will not support each building standing on its own and each having its own service areas.</p>	<p>1. <i>The building's parking and service issues have been consolidated with existing CLSB uses and capacities; and an integrated campus service/distribution system has been identified, thereby reducing the KCRB service to a single dock. (See "Active Street and Neighborhood" section for proposed scope and alignment.)</i></p>
Ground Level	Ground Level
<p>2. The ground level should be active. However, have you considered uses other than retail – uses that offer the researchers a break from their many hours spent in the lab?</p> <p>3. This building makes a neighborhood – people need services other than coffee shops.</p> <p>4. Next time show sections through the building that indicate the floor levels in relation to the sidewalk grade.</p>	<p>2. <i>We fully endorse active ground functions and are focusing on uses that support the building's research focus, its users and the general public. The café on the promenade is intended to highlight healthy life-style menus; and a range of active uses are proposed at the Moody location.</i></p> <p>3. <i>The building design reinforces the unique characteristics of an "urban academic-research campus" and differs in character and intensity from more conventional commercial/residential and commercial/retail neighborhoods.</i></p> <p>4. <i>Additional building sections and diagrams are provided to clarify the proposed design conditions and intent. (See "Active Street and Neighborhood" and "Design Modifications" sections for more specific information.)</i></p>
Massing/Architecture	Massing/Architecture
<p>5. Due to the length of the property Commission has reservations about a relentless form, expanse of glass, and the large overhang.</p> <p>6. The building should incorporate operable windows and terraces for 3 reasons – both elements break up a very long façade of glass, they enliven the neighborhood, and they are critical for providing a humane working environment.</p> <p>7. In order to support the Modifications, the Commission will pay particular attention to the views and experience from the sidewalk and exceptional architecture.</p> <p>8. Have you considered what happens to the north side uses when Phase II happens? The North side will lose all light. Should the north side programming move to the south side to break up the south side?</p> <p>9. Tell us more about what happens inside and how it informs the outside.</p>	<p>5. <i>The south elevation has been refined to animate the street presence, capture primary site views, reduce glazing, and respond to solar orientation. The ground level overhang is consistent with the overall building scale and provides an inviting and partially-protected pedestrian experience. (See "Massing and Architecture" section for specifics.)</i></p> <p>6. <i>Providing neighborhood interest and a humane/ collaborative work environment are fundamental project objectives. Operable windows at open office locations are being investigated and the terrace feature is consolidated at the 6th floor. Neither of these features, however, are feasible within the lab and lab support areas.</i></p> <p>7. <i>Providing a distinctive visual and neighborhood presence is a major design intent, especially from the pedestrian/sidewalk experience; and the design seeks the level "exceptional architecture" -- a high priority for OHSU, the Knight, and the design-construction team. (See "Active Street and Neighborhood" section for additional images and views.)</i></p> <p>8. <i>The north side of the building is challenging, both in the interim and final configurations. Access to natural daylight will be preserved under all conditions and the opportunity to encourage an exciting and integrated expansion is desired. A special re-evaluation of the building organization was undertaken with unanimous support to retain the current alignment.</i></p> <p>9. <i>More complete information regarding the building function and organization is described, including its direct impact on the exterior building design. (See "Massing and Architecture" section for detail.)</i></p>

MASSING & ARCHITECTURE

MASSING & ARCHITECTURE: BUILDING ORIENTATION

CURRENT



MEADE STREET



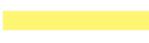
ALTERNATE



MEADE STREET



Open Lab / Lab Support



Access to Natural Light

MASSING & ARCHITECTURE: FLOOR PLANS



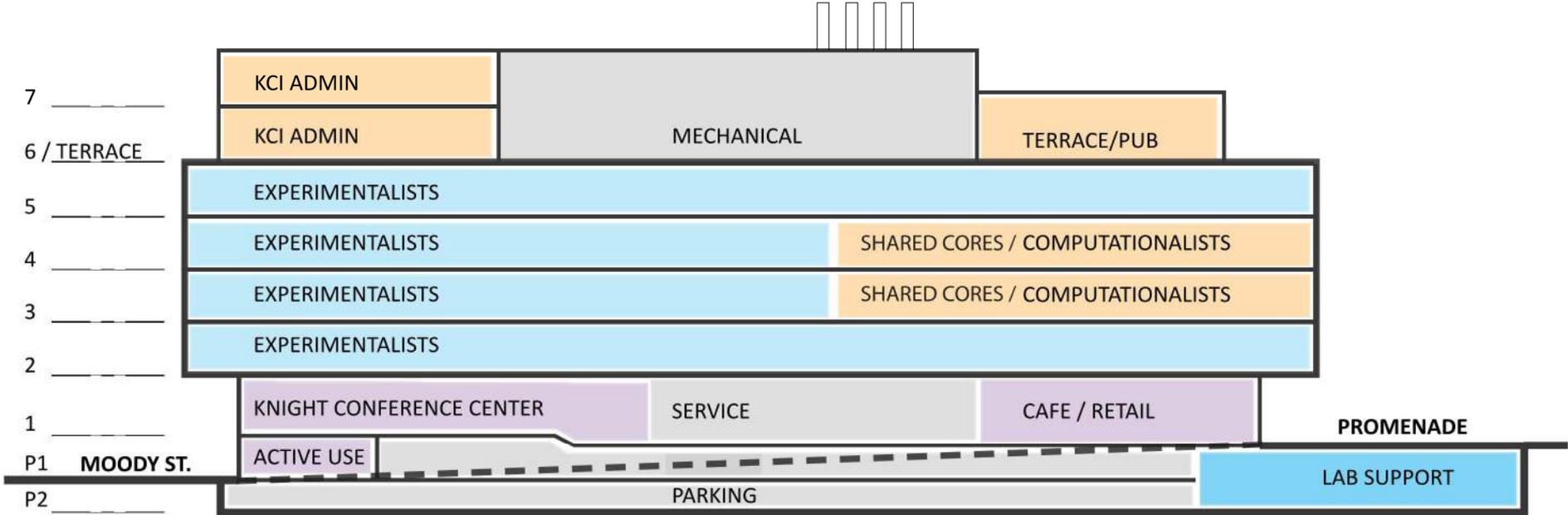
OFFICE
LAB

LEVELS 2 & 5



LEVELS 3 & 4

MASSING & ARCHITECTURE: PROGRAM STACKING DIAGRAM

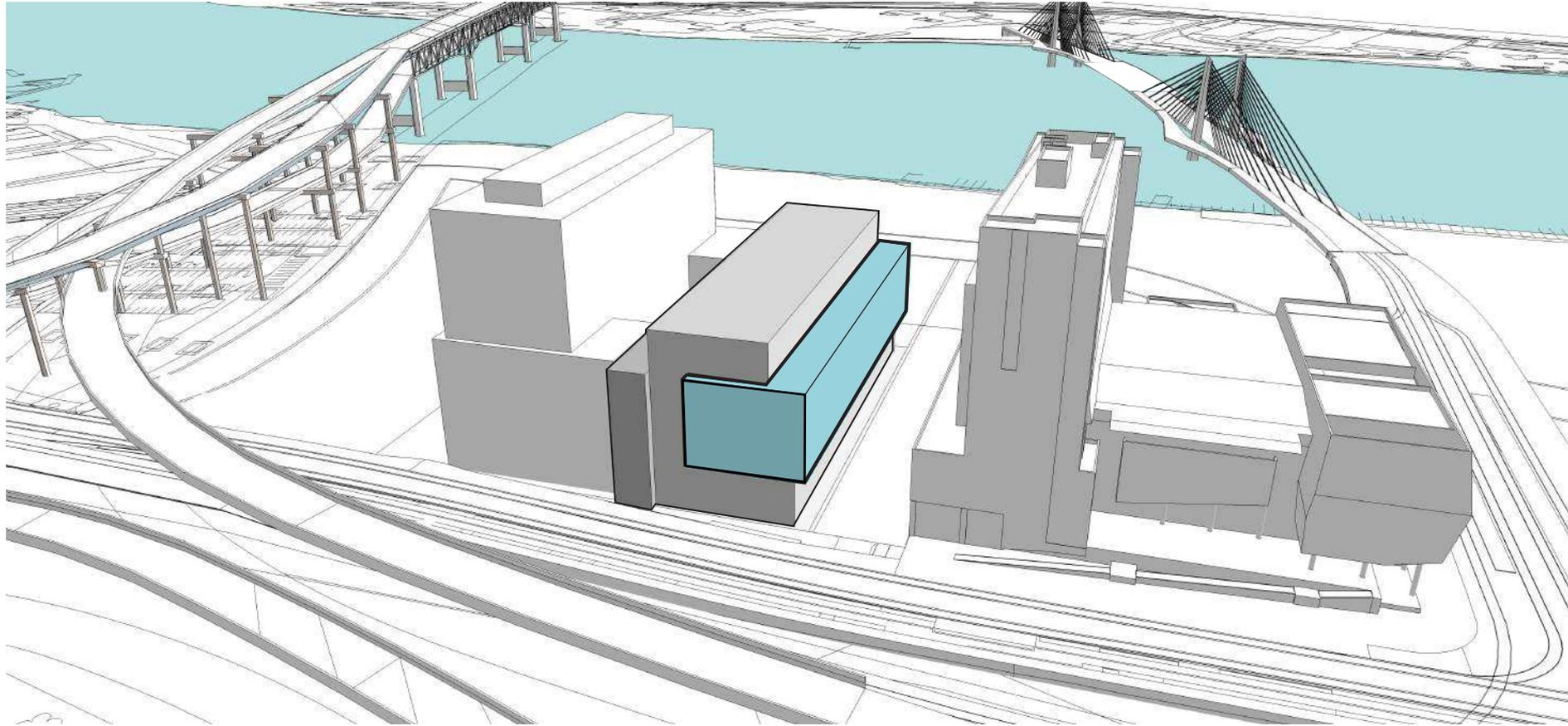


- OFFICE
- LAB
- ACTIVE USE

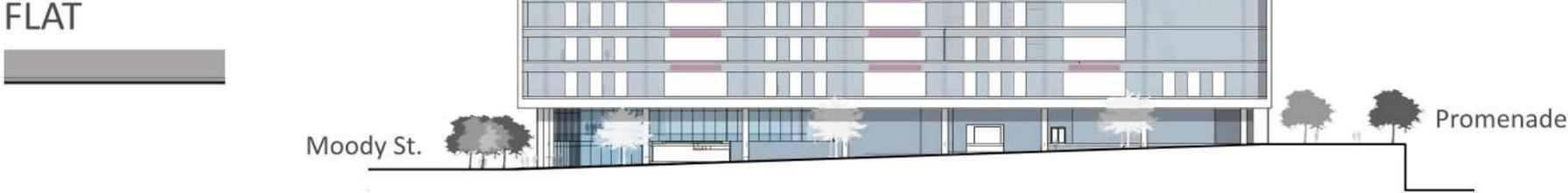
MASSING & ARCHITECTURE: LAB PRECEDENT IMAGES



MASSING & ARCHITECTURE: RESEARCH FACADE



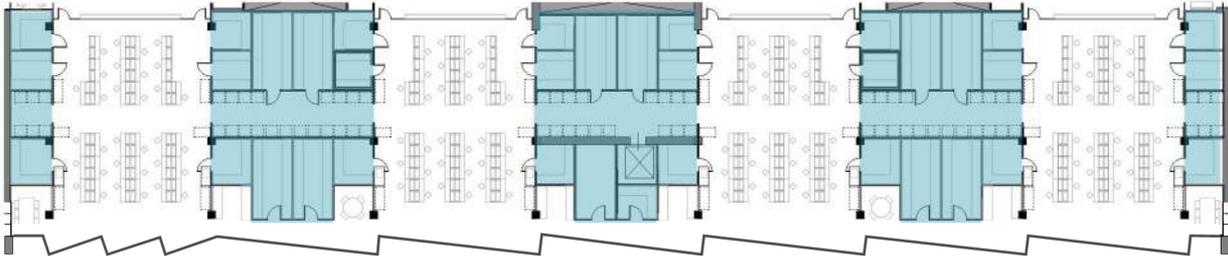
MASSING & ARCHITECTURE: SOUTH ELEVATION STUDIES



MASSING & ARCHITECTURE: SOUTH ELEVATION



South Elevation



Partial Plan

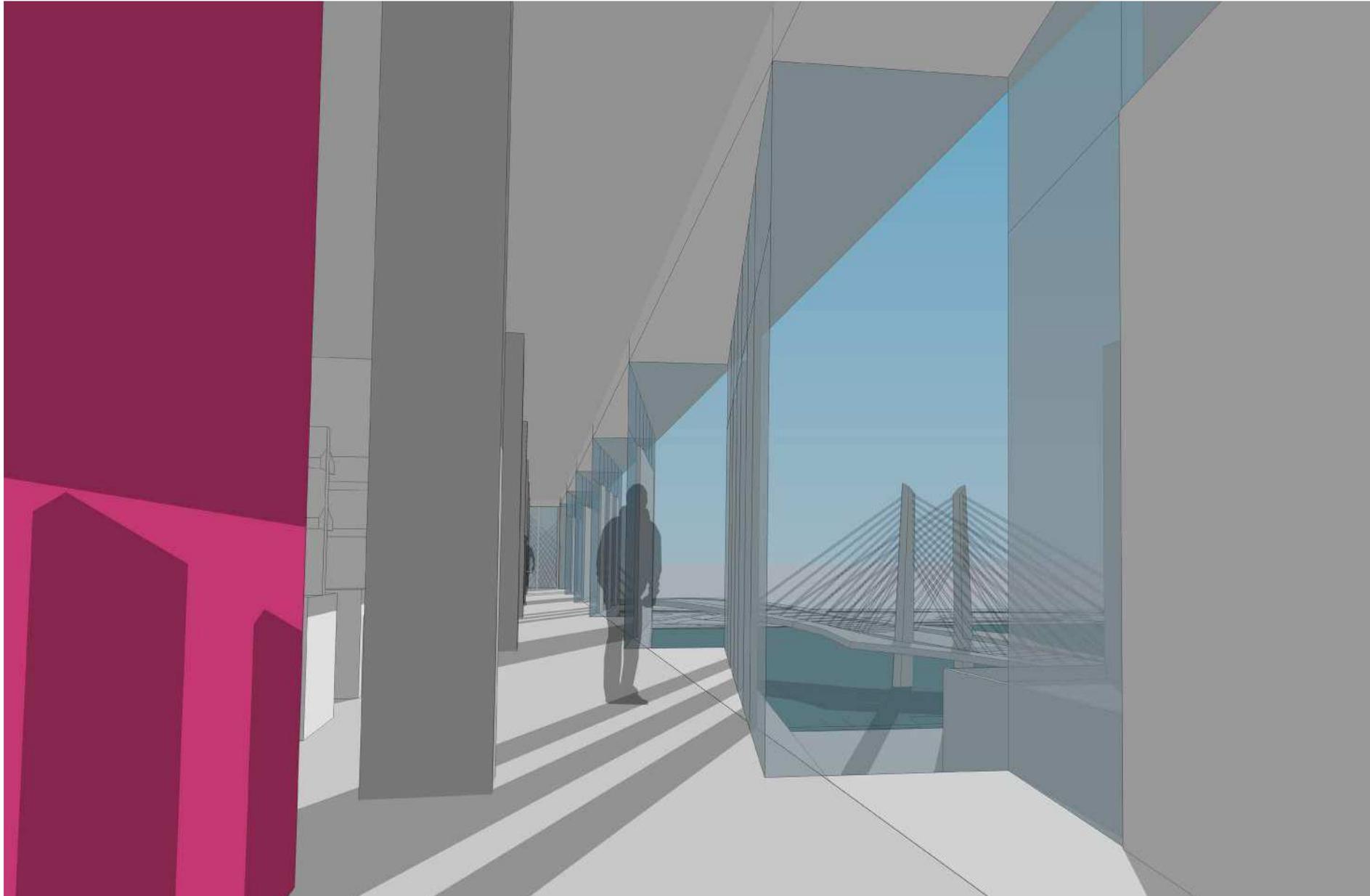
MASSING & ARCHITECTURE: VIEW UP MEADE STREET



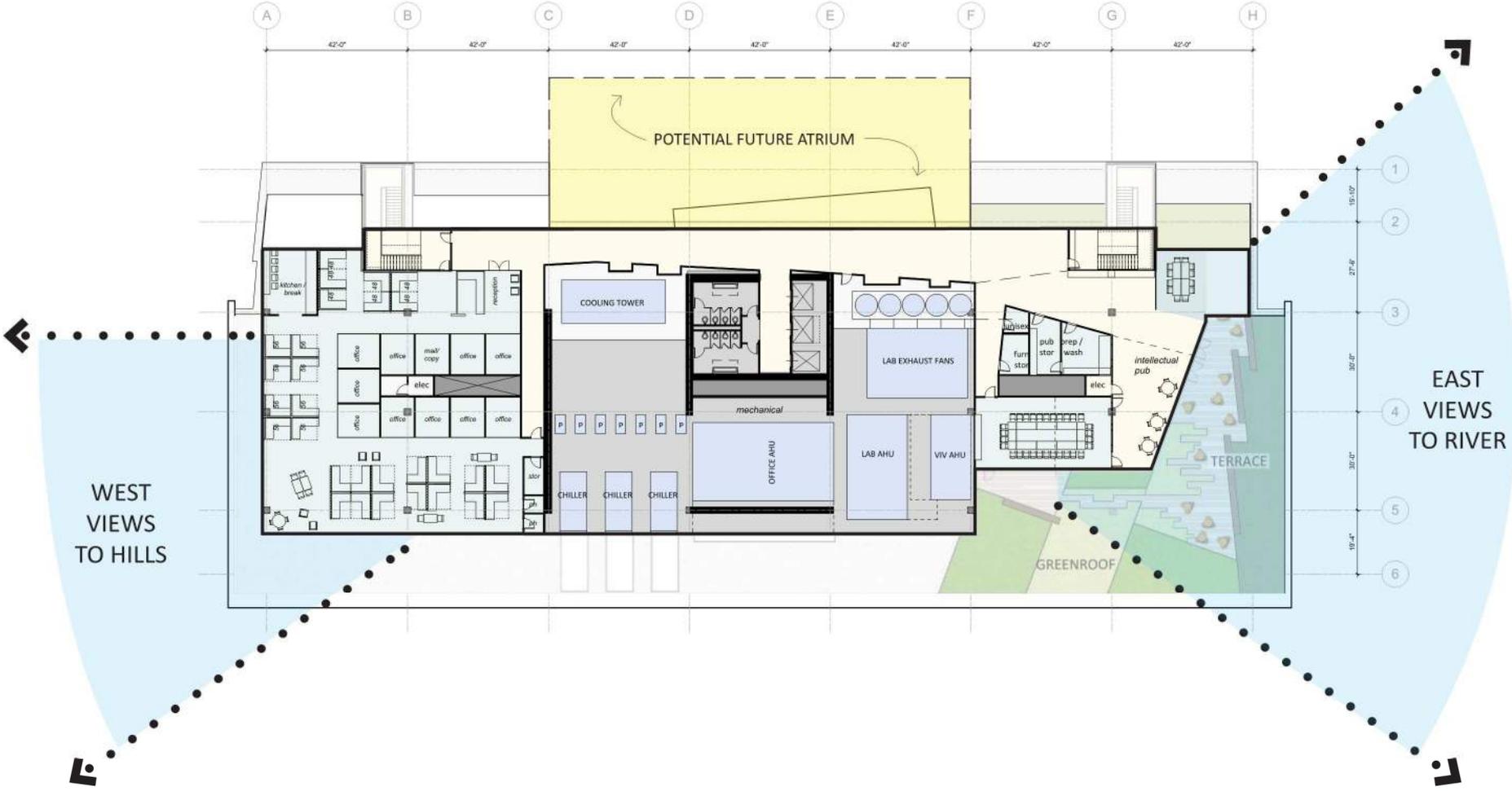
MASSING & ARCHITECTURE: VIEW DOWN MEADE STREET



MASSING & ARCHITECTURE: VIEW FROM SAWTOOTH



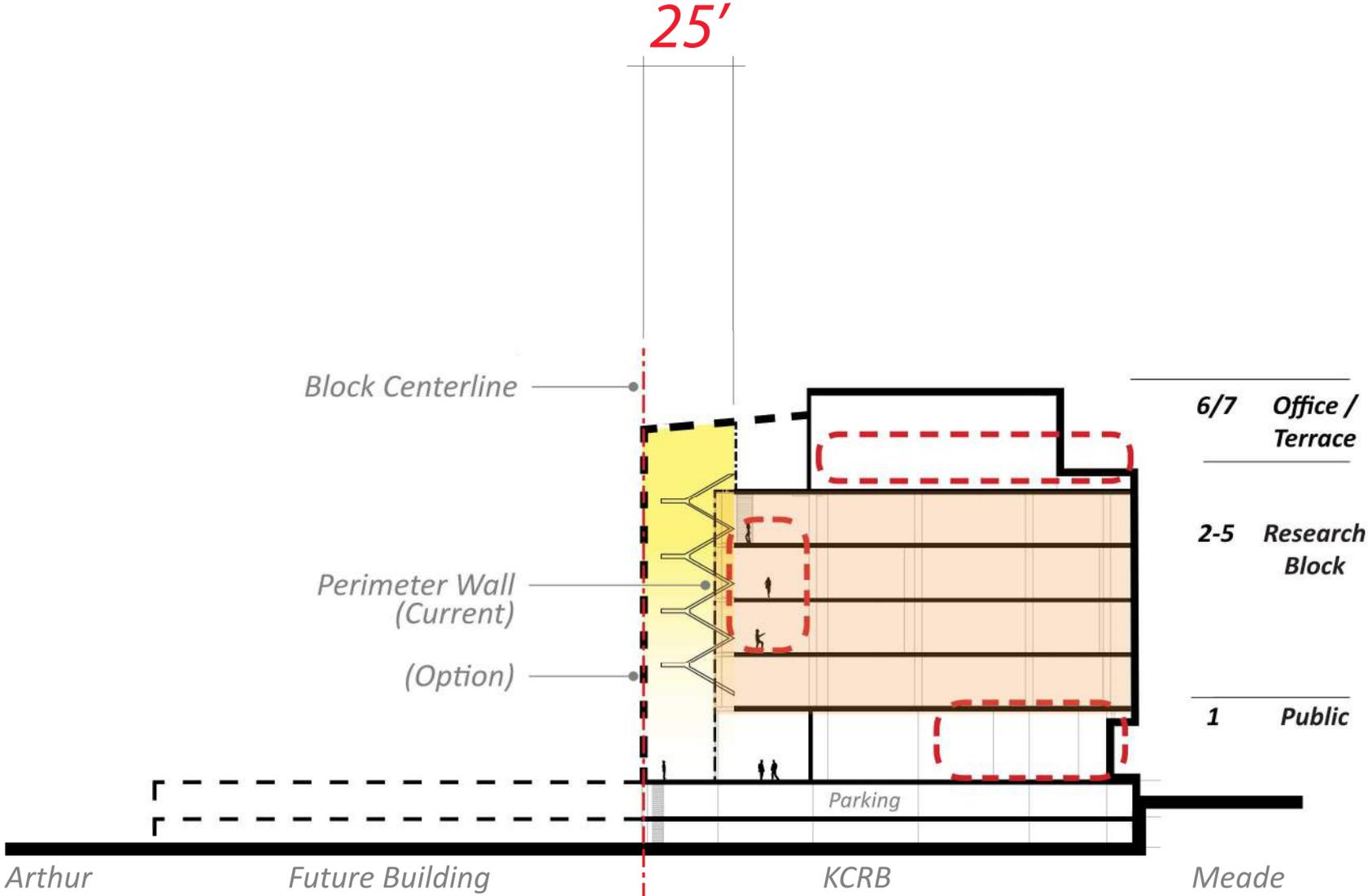
MASSING & ARCHITECTURE: TERRACE LEVEL PLAN



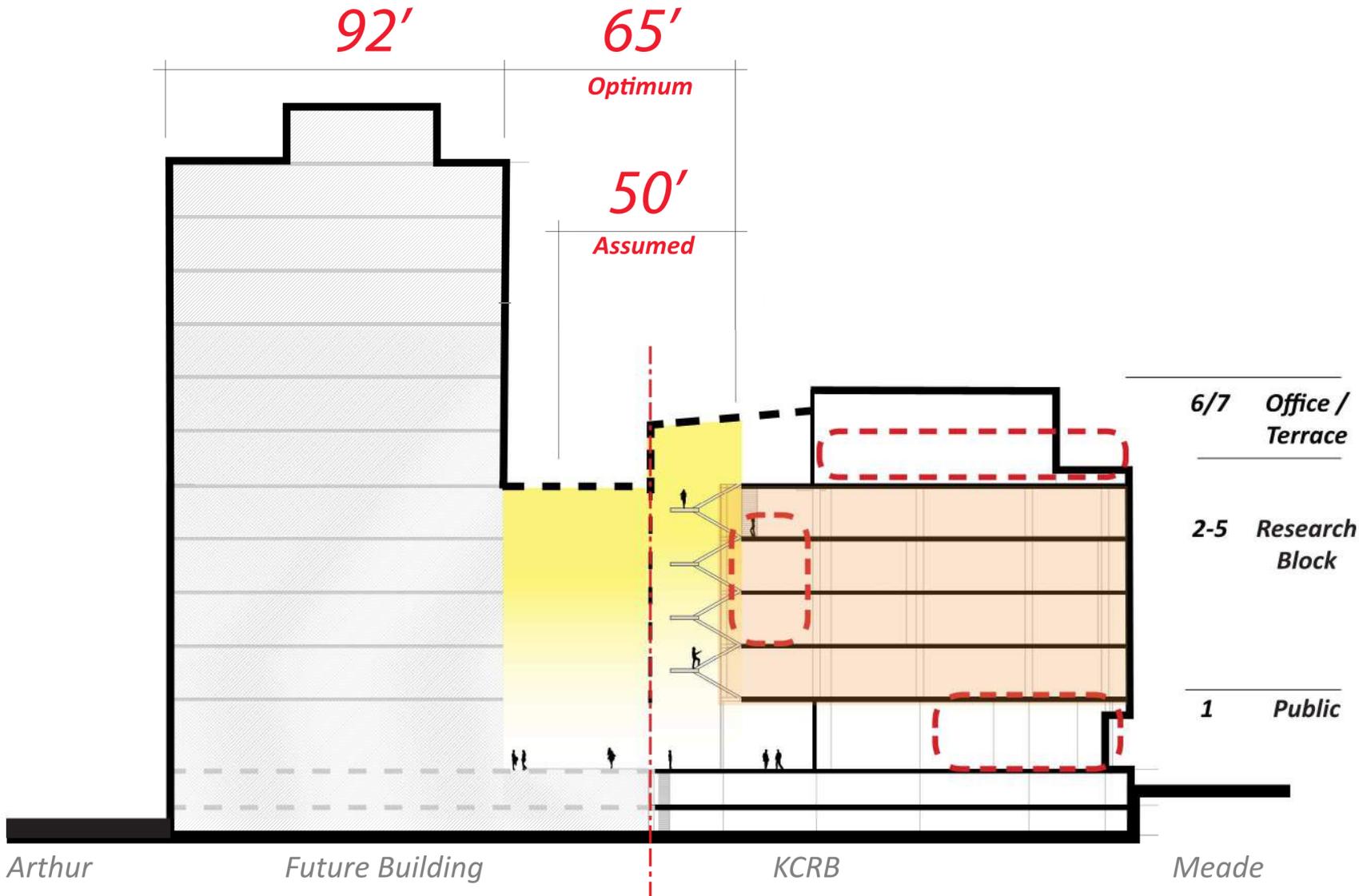
MASSING & ARCHITECTURE: NORTH ELEVATION



MASSING & ARCHITECTURE: ATRIUM SECTION - CURRENT



MASSING & ARCHITECTURE: ATRIUM SECTION -FULL BLOCK BUILD OUT



MASSING & ARCHITECTURE: NORTH ELEVATION



North Elevation

MASSING & ARCHITECTURE: EAST & WEST ELEVATIONS



East Elevation

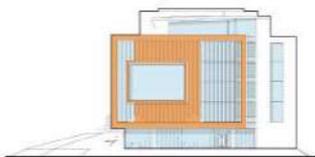


MASSING & ARCHITECTURE: SOUTH ELEVATION



South Elevation

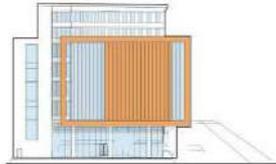
MASSING & ARCHITECTURE: MATERIAL PRECEDENTS



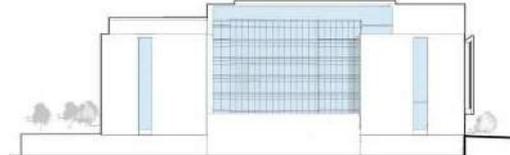
EAST



SOUTH



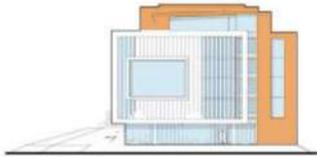
WEST



NORTH



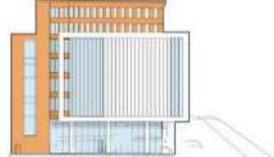
MASSING & ARCHITECTURE: MATERIAL PRECEDENTS



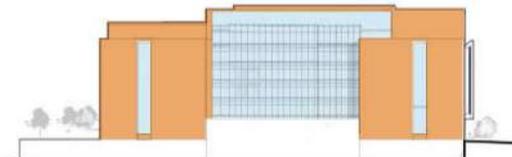
EAST



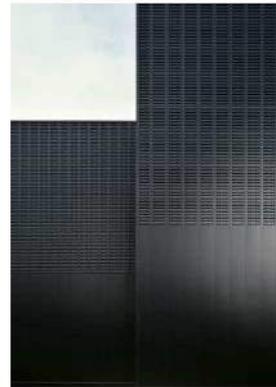
SOUTH



WEST



NORTH



MASSING & ARCHITECTURE: NORTHWEST VIEW



MASSING & ARCHITECTURE: NORTHEAST VIEW



MASSING & ARCHITECTURE: EAST ELEVATION (WITH FUTURE COMMONS)



MASSING & ARCHITECTURE: VIEW FROM TILIKUM CROSSING

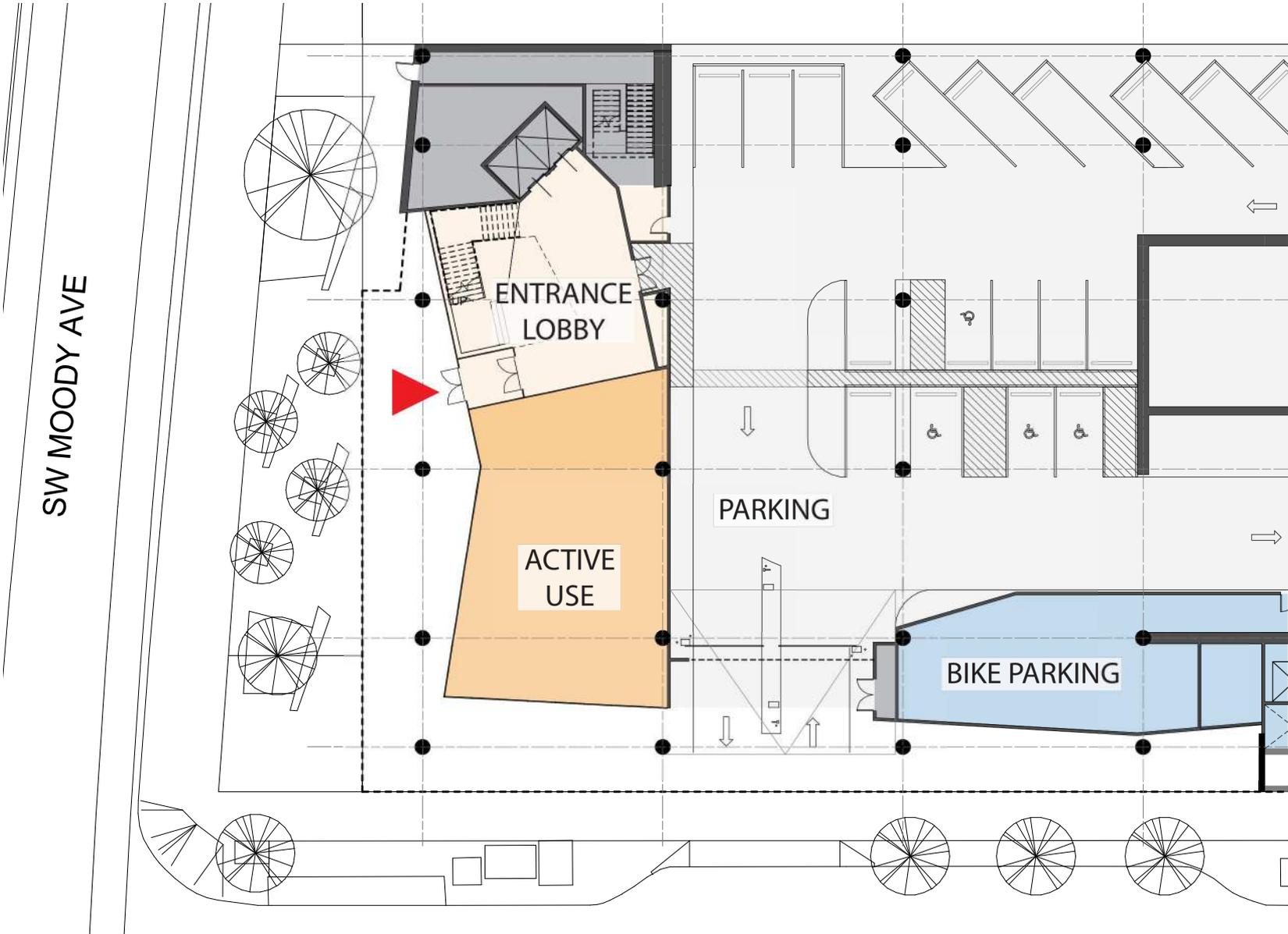


ACTIVE STREET & NEIGHBORHOOD

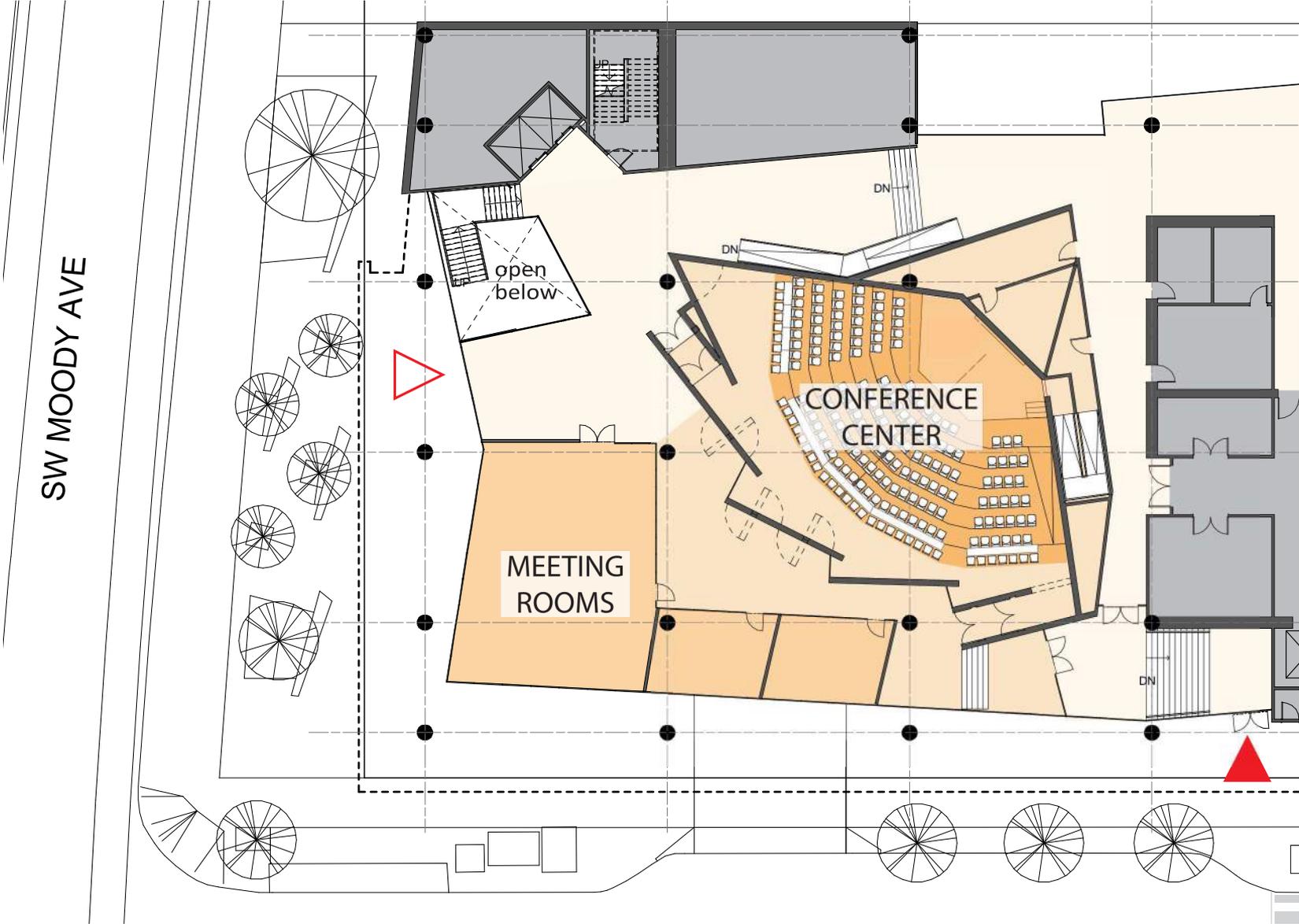
ACTIVE STREET & NEIGHBORHOOD: MOODY/MEADE CORNER



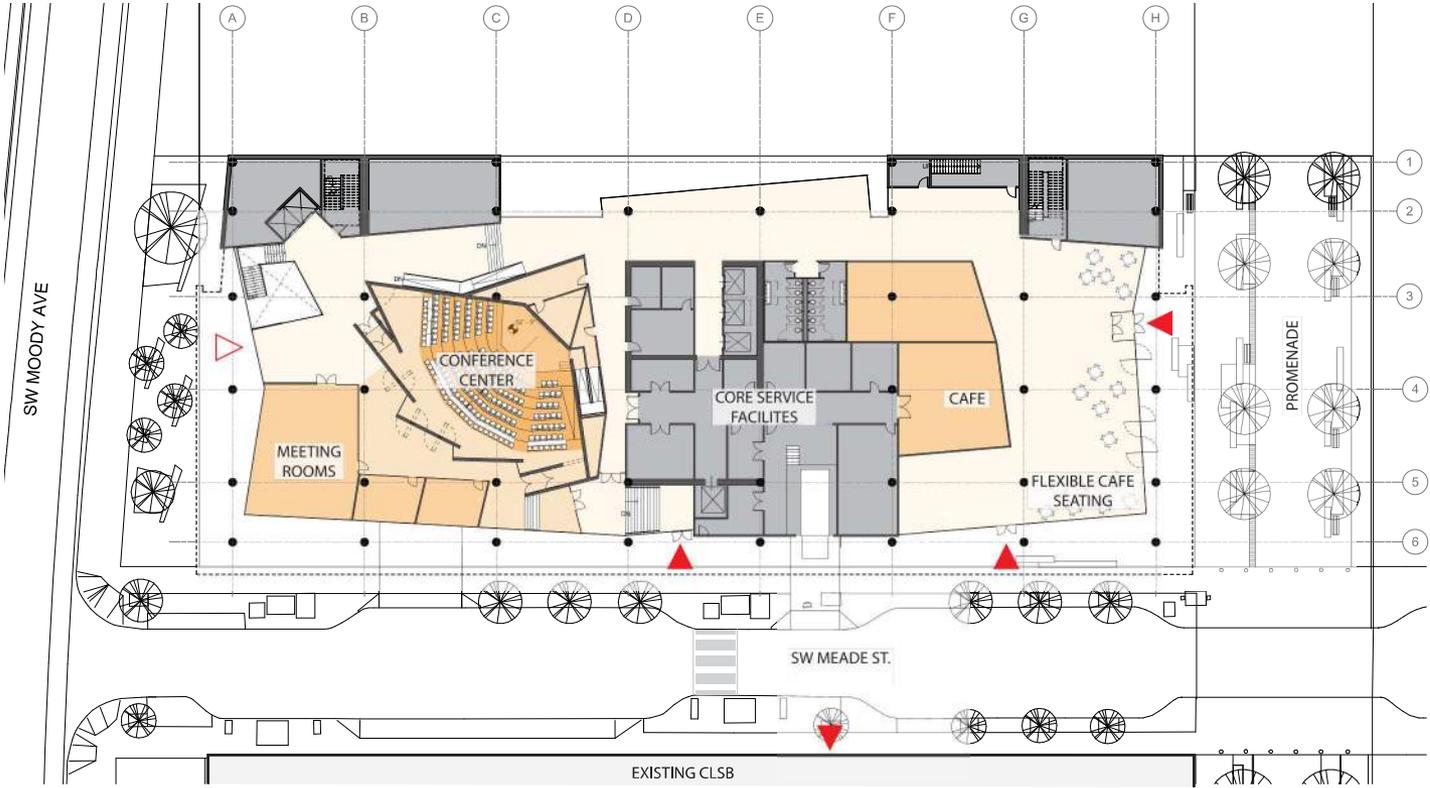
ACTIVE STREET & NEIGHBORHOOD: P1 FLOOR PLAN



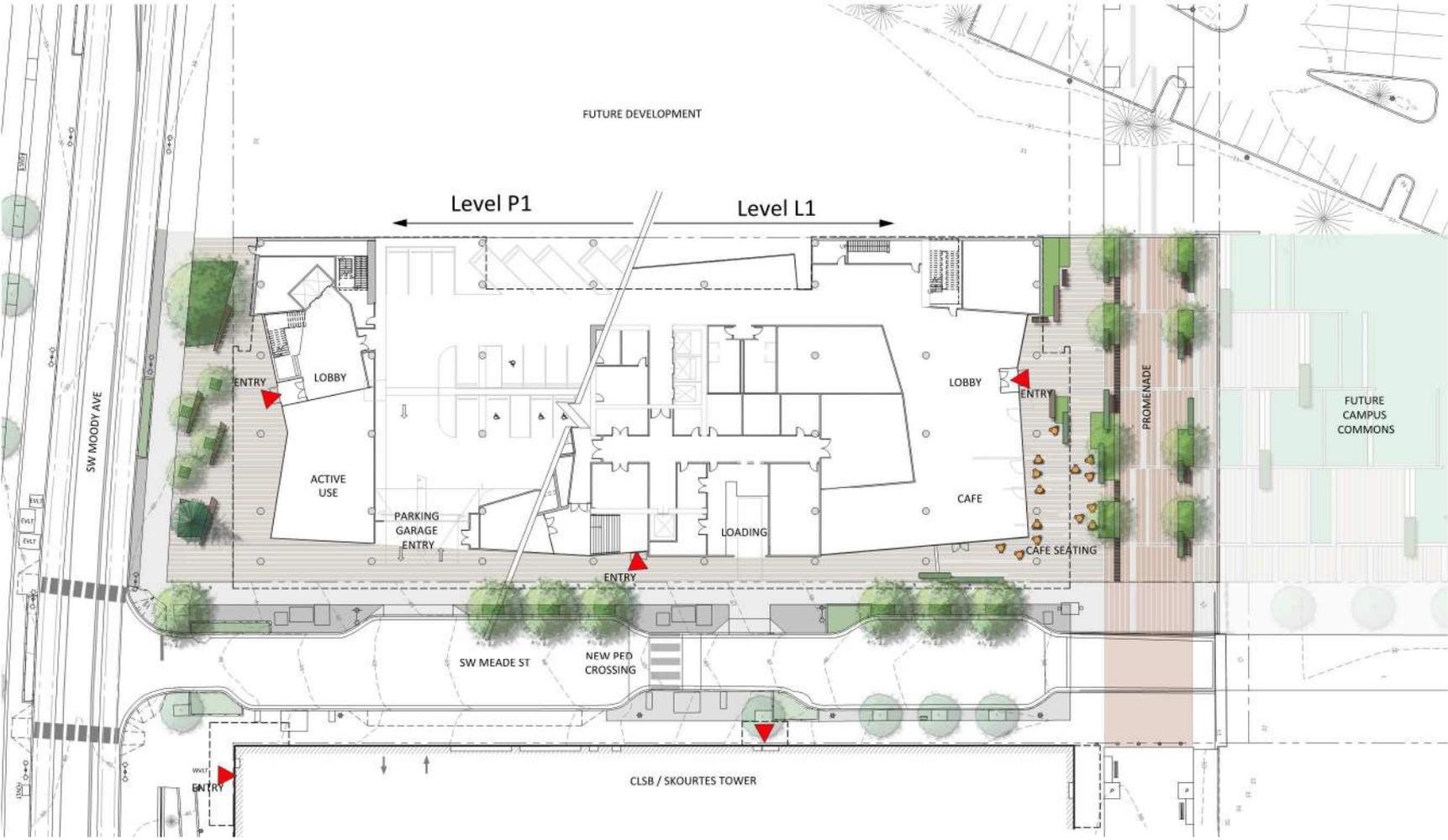
ACTIVE STREET & NEIGHBORHOOD: LEVEL 1 FLOOR PLAN



ACTIVE STREET & NEIGHBORHOOD: LEVEL 1 FLOOR PLAN



ACTIVE STREET & NEIGHBORHOOD: SITE PLAN

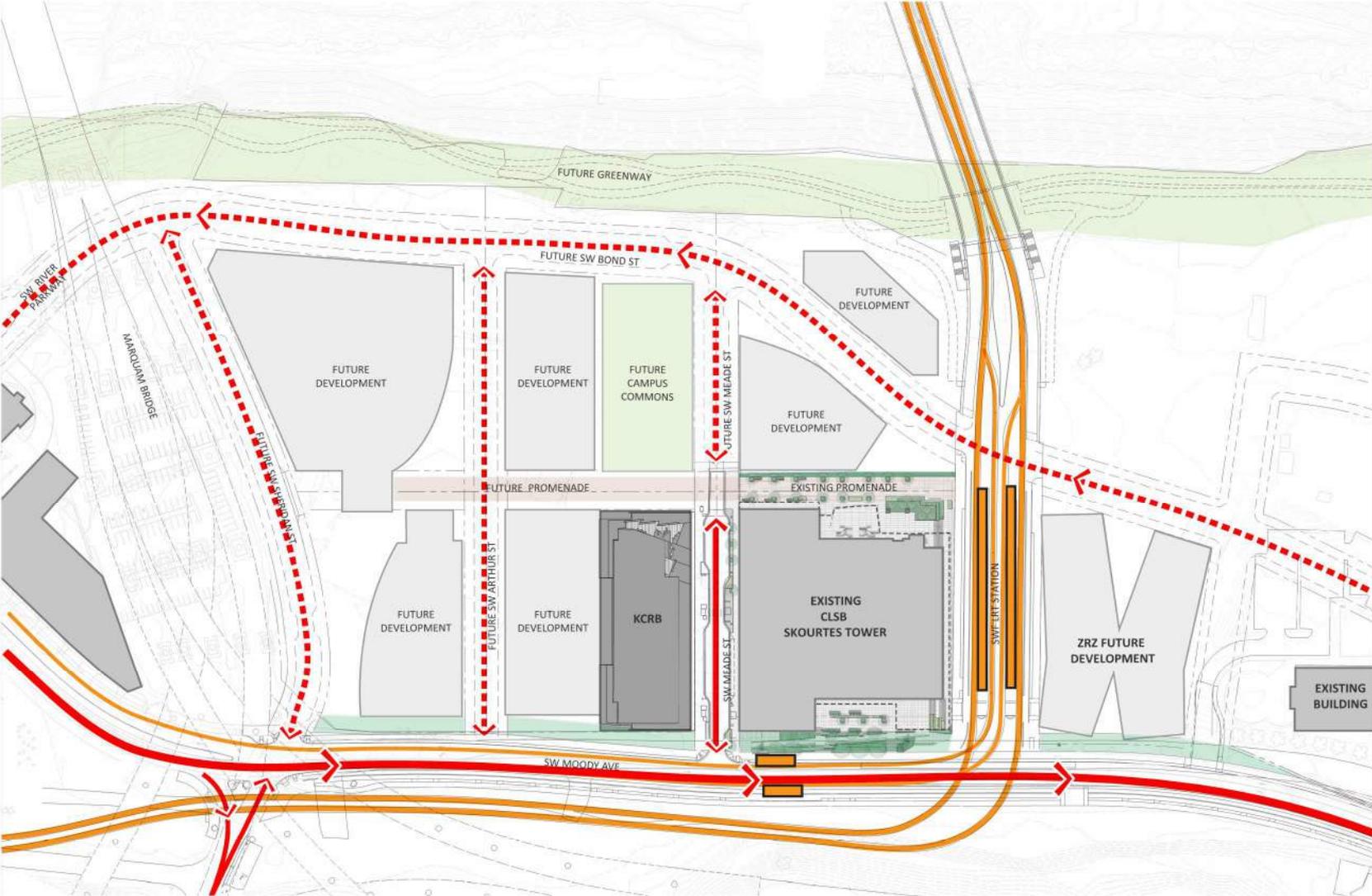


ACTIVE STREET & NEIGHBORHOOD: SETBACK & CAMPUS PROMENADE



Moody Landscape Setback and Campus Promenade
Scale NTS

ACTIVE STREET & NEIGHBORHOOD: VEHICULAR CIRCULATION



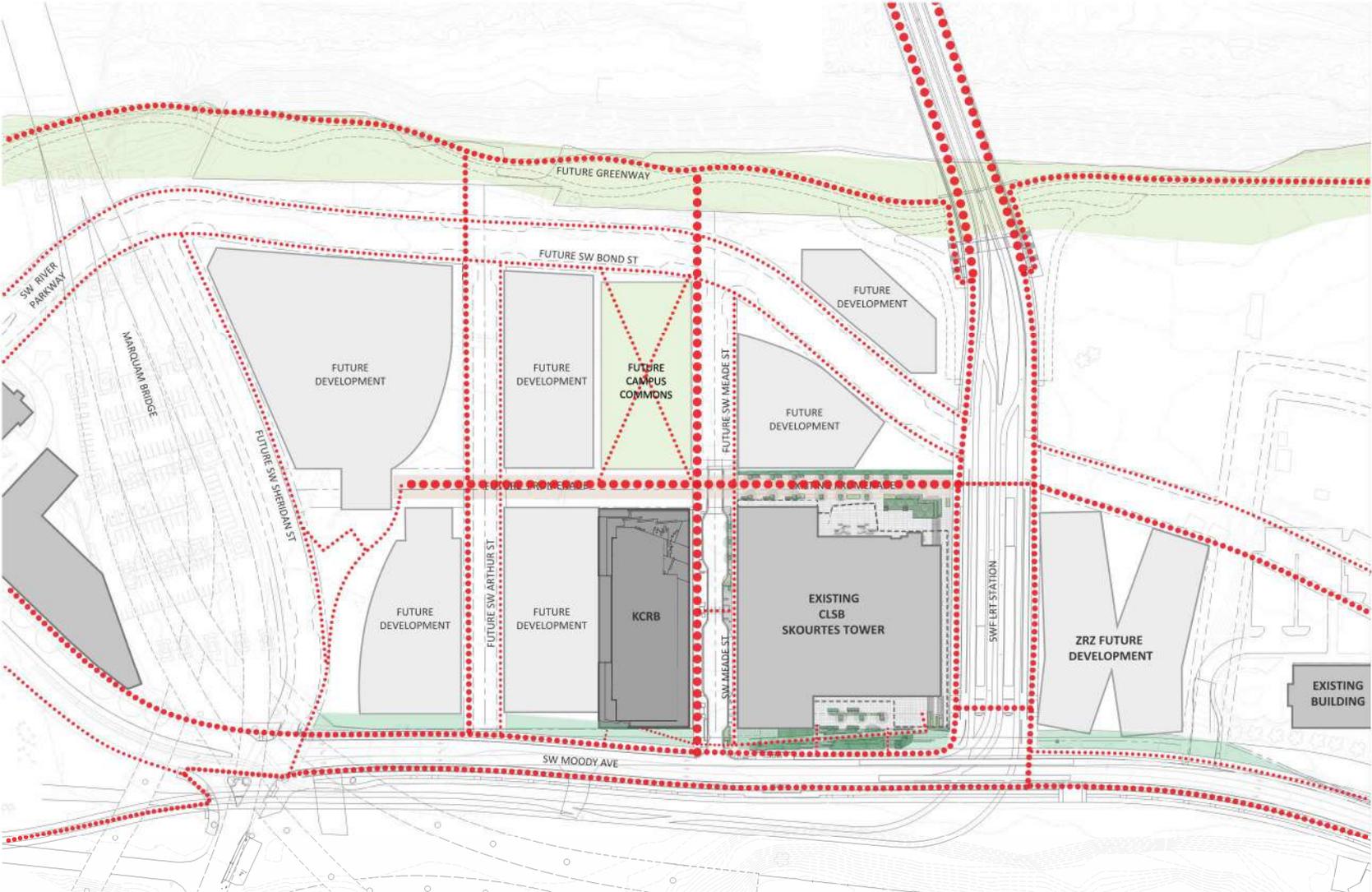
Campus Vehicular Circulation Diagram
Scale NTS

ACTIVE STREET & NEIGHBORHOOD: BICYCLE CIRCULATION



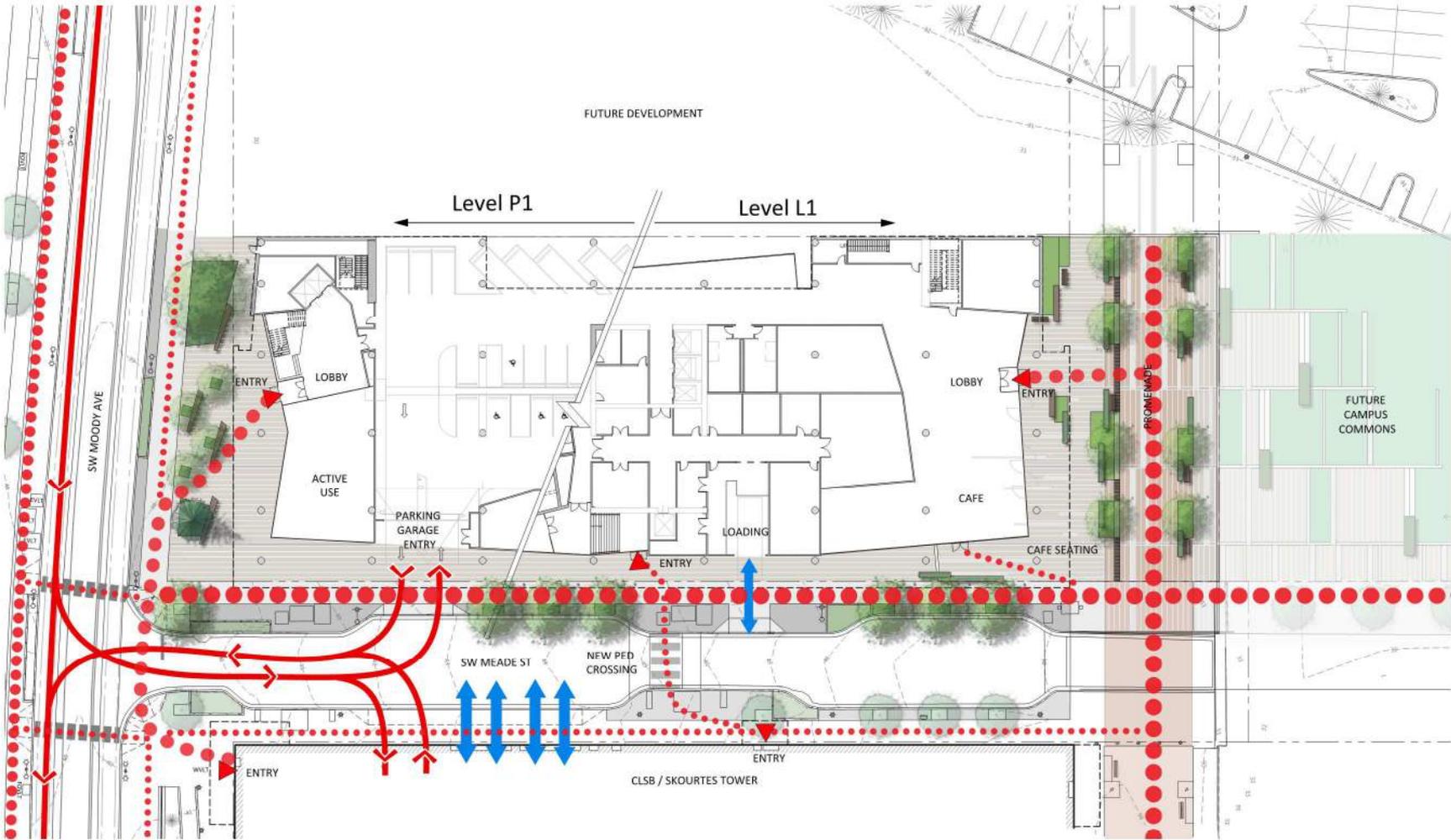
 Campus Bicycle Circulation Diagram
Scale NTS

ACTIVE STREET & NEIGHBORHOOD: PEDESTRIAN CIRCULATION



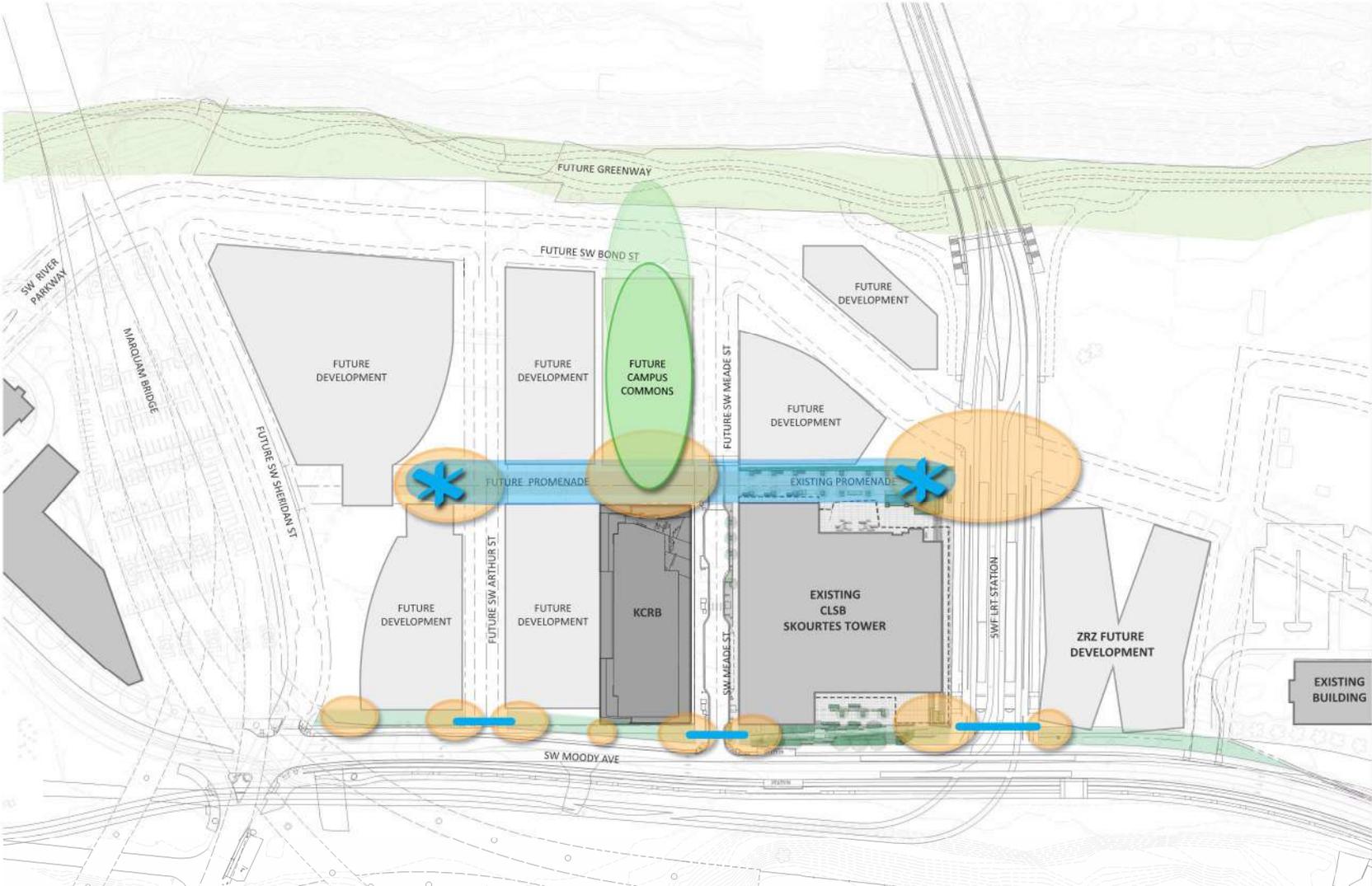
Campus Pedestrian Circulation Diagram
Scale NTS

ACTIVE STREET & NEIGHBORHOOD: CIRCULATION



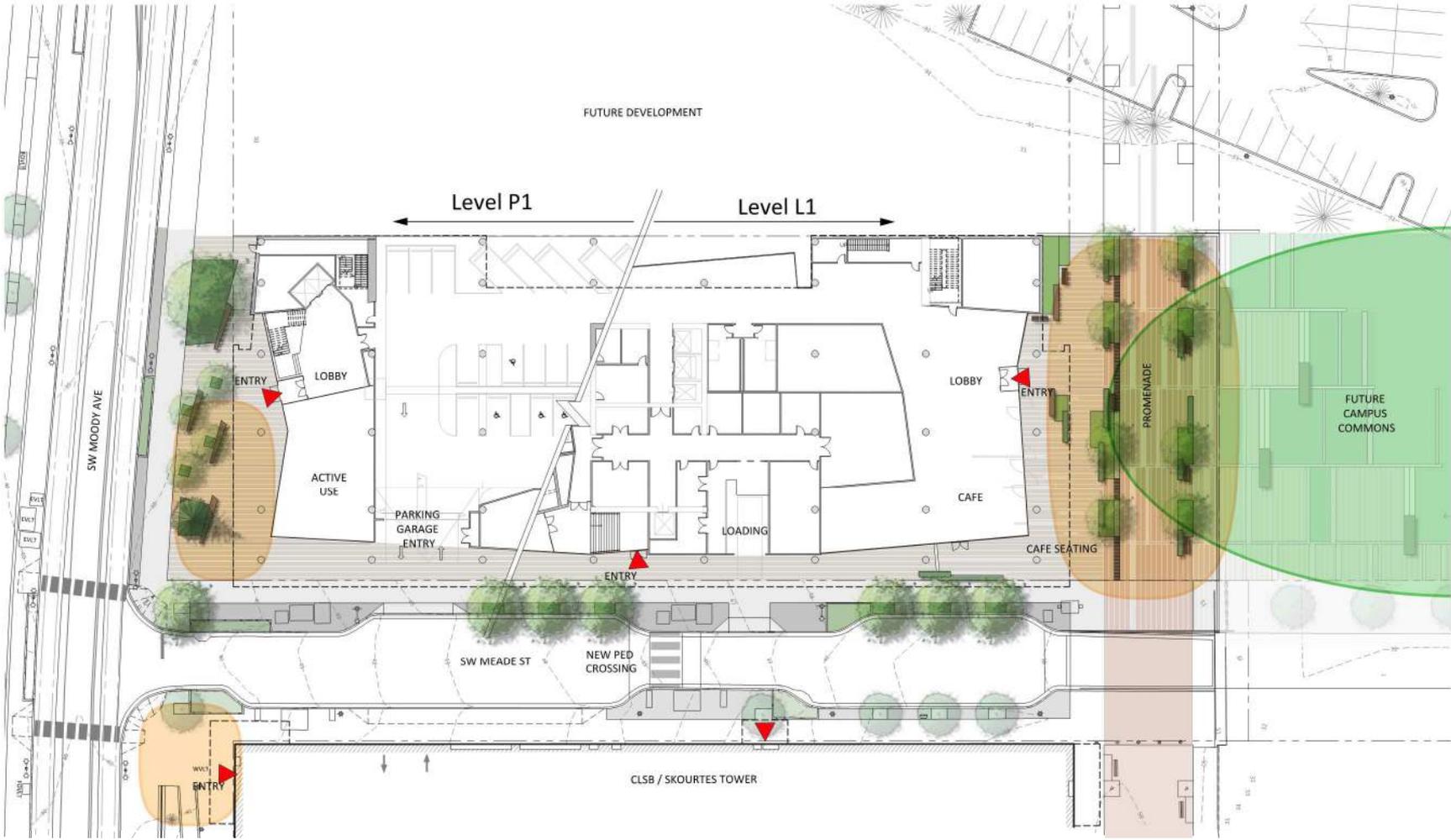
- CAR
- TRUCK
- PEDESTRIAN

ACTIVE STREET & NEIGHBORHOOD: OPEN AREAS



Campus Open Areas
Scale NTS

ACTIVE STREET & NEIGHBORHOOD: OPEN SPACE



ACTIVE STREET & NEIGHBORHOOD: WEST ENTRY / MOODY STREET



ENTRY

CLSB / SKOURTES TOWER



ACTIVE STREET & NEIGHBORHOOD: SETBACK & CAMPUS PROMENADE



Promenade at CLSB



Moody Setback at CLSB

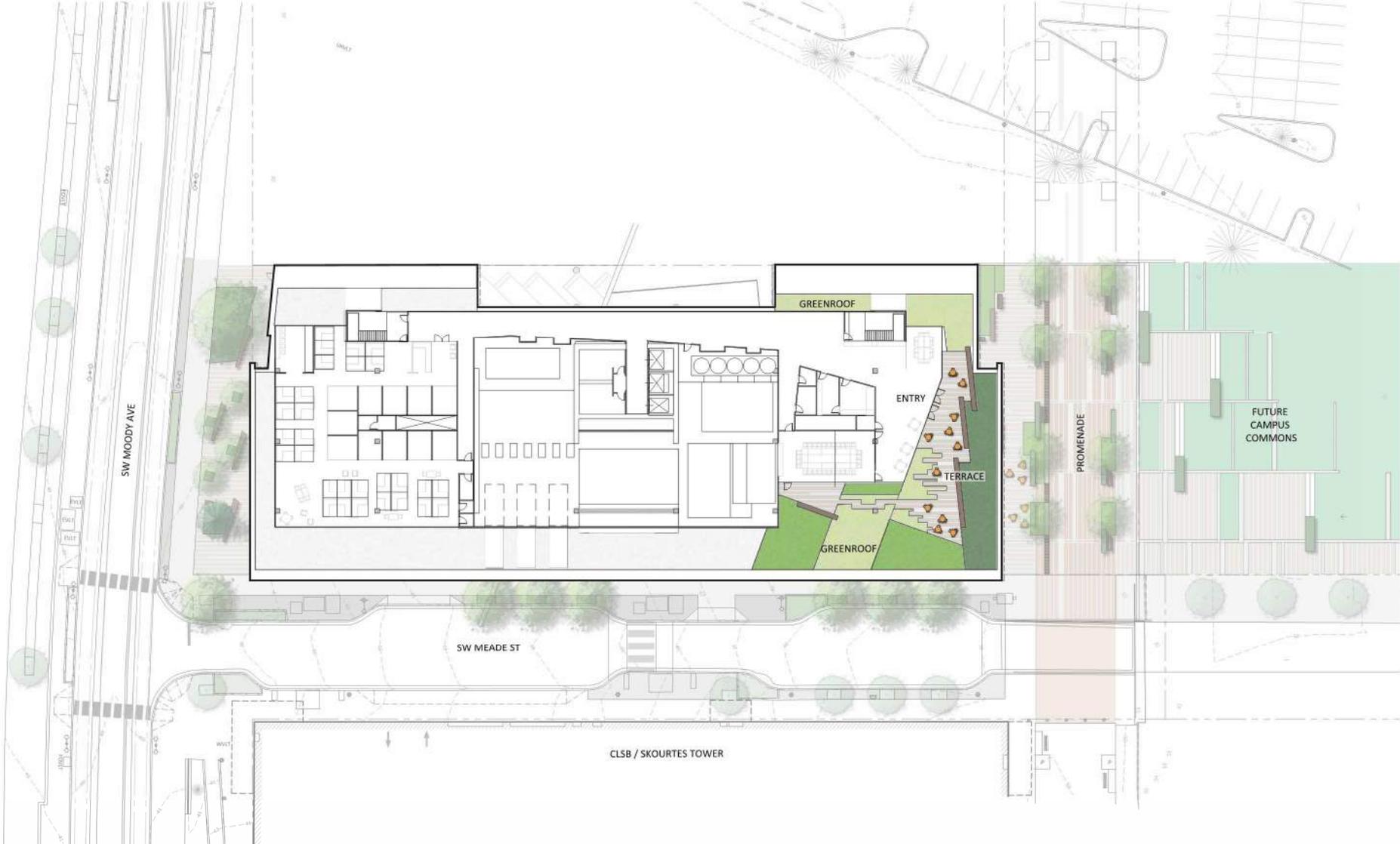


Promenade at CLSB



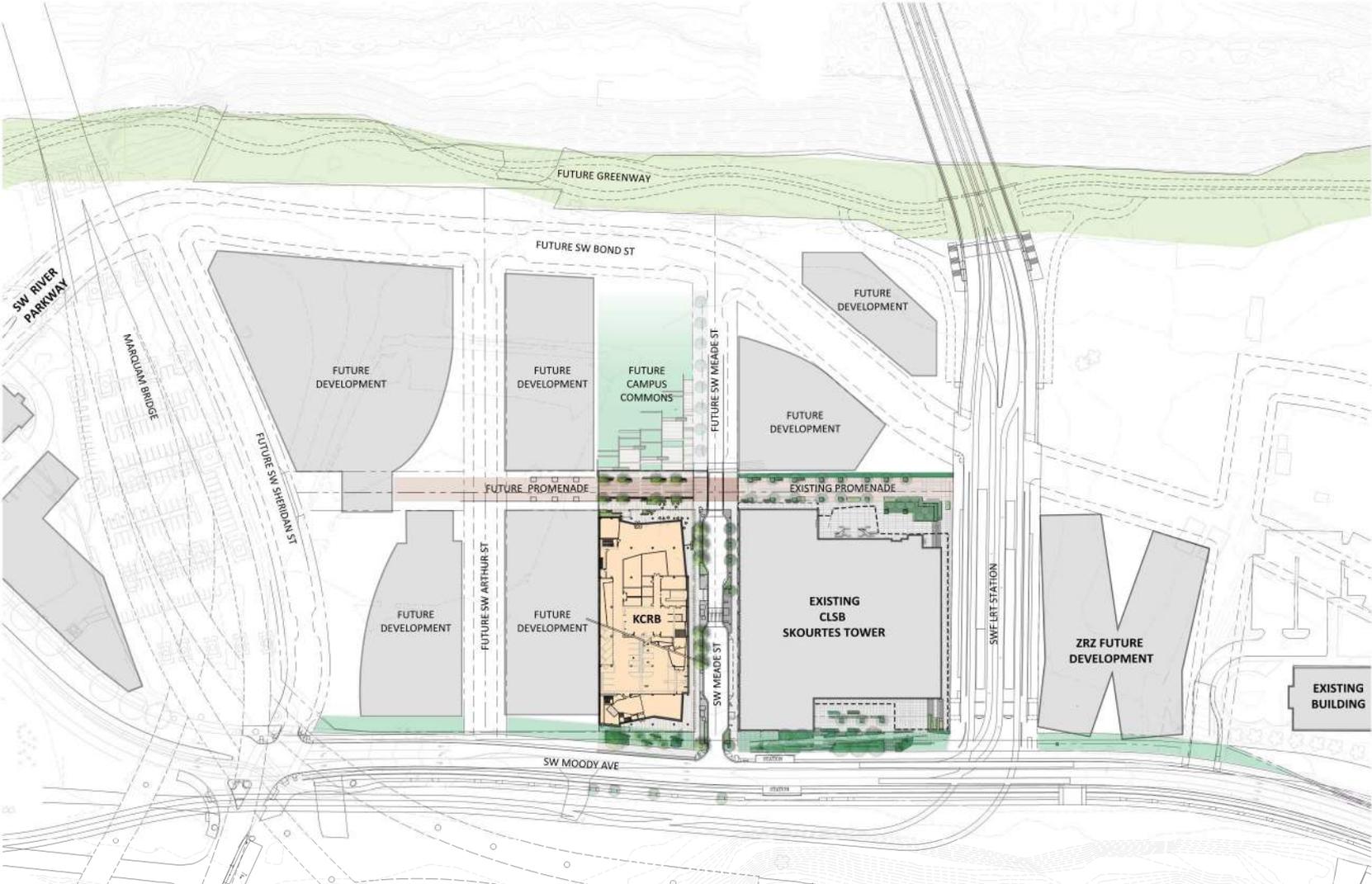
Moody Setback at CLSB

ACTIVE STREET & NEIGHBORHOOD: ROOF TERRACE



 **KCRB 6th Floor Terrace Plan**
Scale NTS

ACTIVE STREET & NEIGHBORHOOD: CAMPUS PLAN



 Campus with Proposed KCRB Plan
Scale NTS

ACTIVE STREET & NEIGHBORHOOD: VIEW SOUTH FROM MOODY



ACTIVE STREET & NEIGHBORHOOD: VIEW NORTH FROM MOODY



ACTIVE STREET & NEIGHBORHOOD: MEADE STREET



ACTIVE STREET & NEIGHBORHOOD: MEADE STREET



ACTIVE STREET & NEIGHBORHOOD: MEADE STREET



ACTIVE STREET & NEIGHBORHOOD: MEADE STREET



ACTIVE STREET & NEIGHBORHOOD: VIEW DOWN MOODY STREET



ACTIVE STREET & NEIGHBORHOOD: MOODY / MEADE CORNER



ACTIVE STREET & NEIGHBORHOOD: VIEW FROM PROMENADE



ACTIVE STREET & NEIGHBORHOOD: VIEW FROM TILIKUM CROSSING



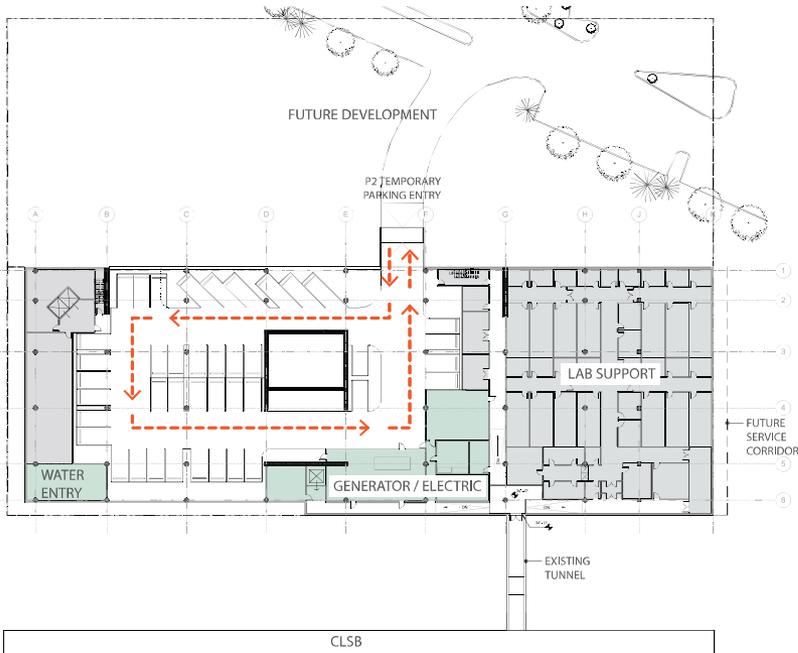
INTERIM CONDITIONS

- 1. Materials / Elevations**
- 2. North Parking Screening**
- 3. Ground Floor Active Use**

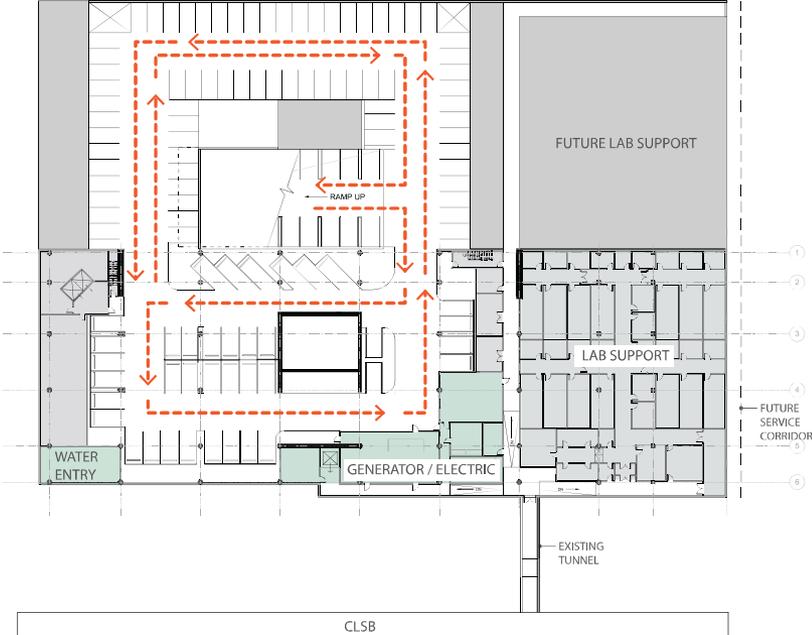
INTERIM CONDITIONS: NORTH ENCLOSURE



INTERIM CONDITIONS: PARKING LEVEL P2

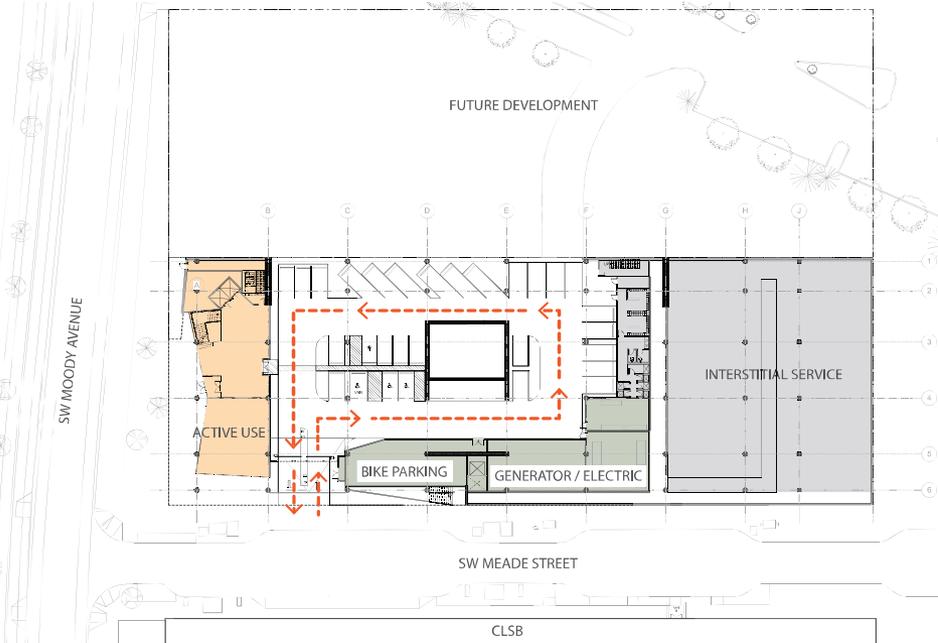


CURRENT

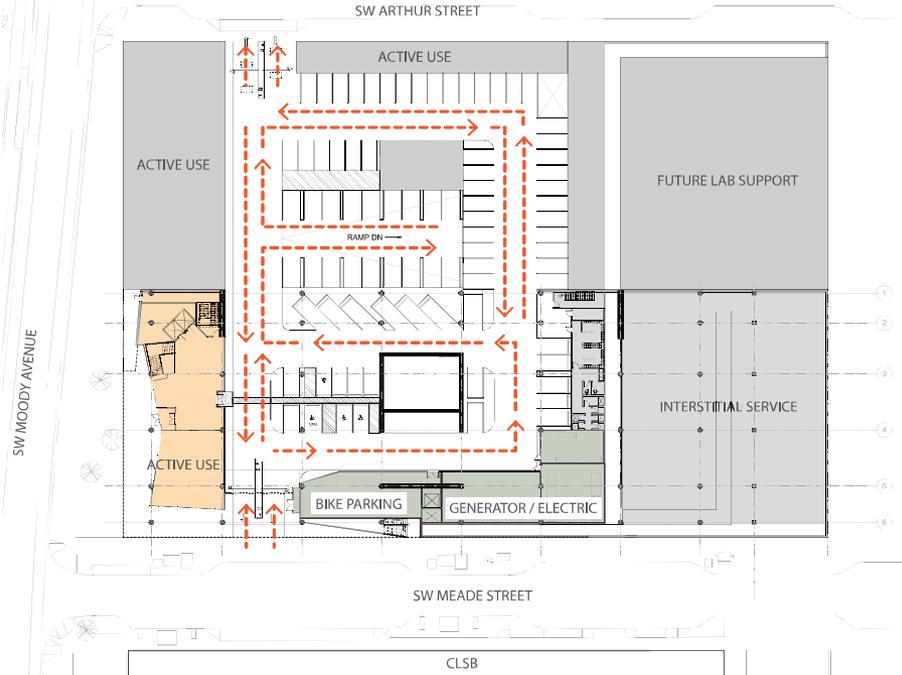


FUTURE BUILD OUT

INTERIM CONDITIONS: PARKING LEVEL P1



CURRENT



FUTURE BUILD OUT

DESIGN MODIFICATIONS, EXCEPTIONS, & ADJUSTMENTS

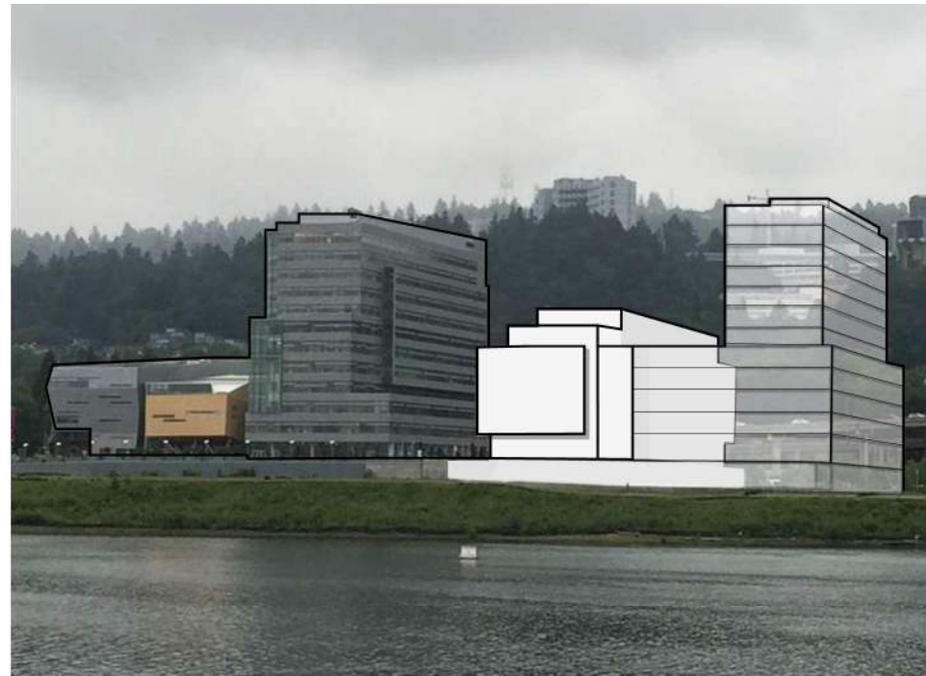
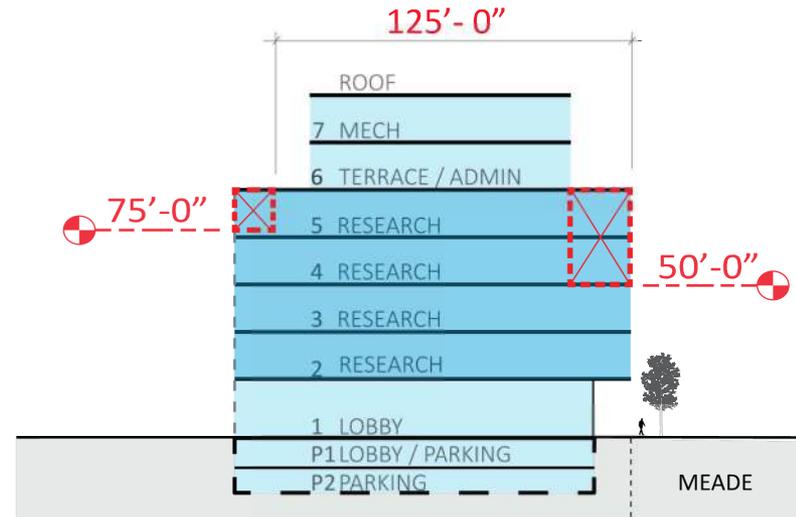
DESIGN MODIFICATIONS: CURRENT DIRECTION

- **Section 33.510.252, A.2**

Modification to the Special Building Height Corridor

- **Section 33.510.252, A.3**

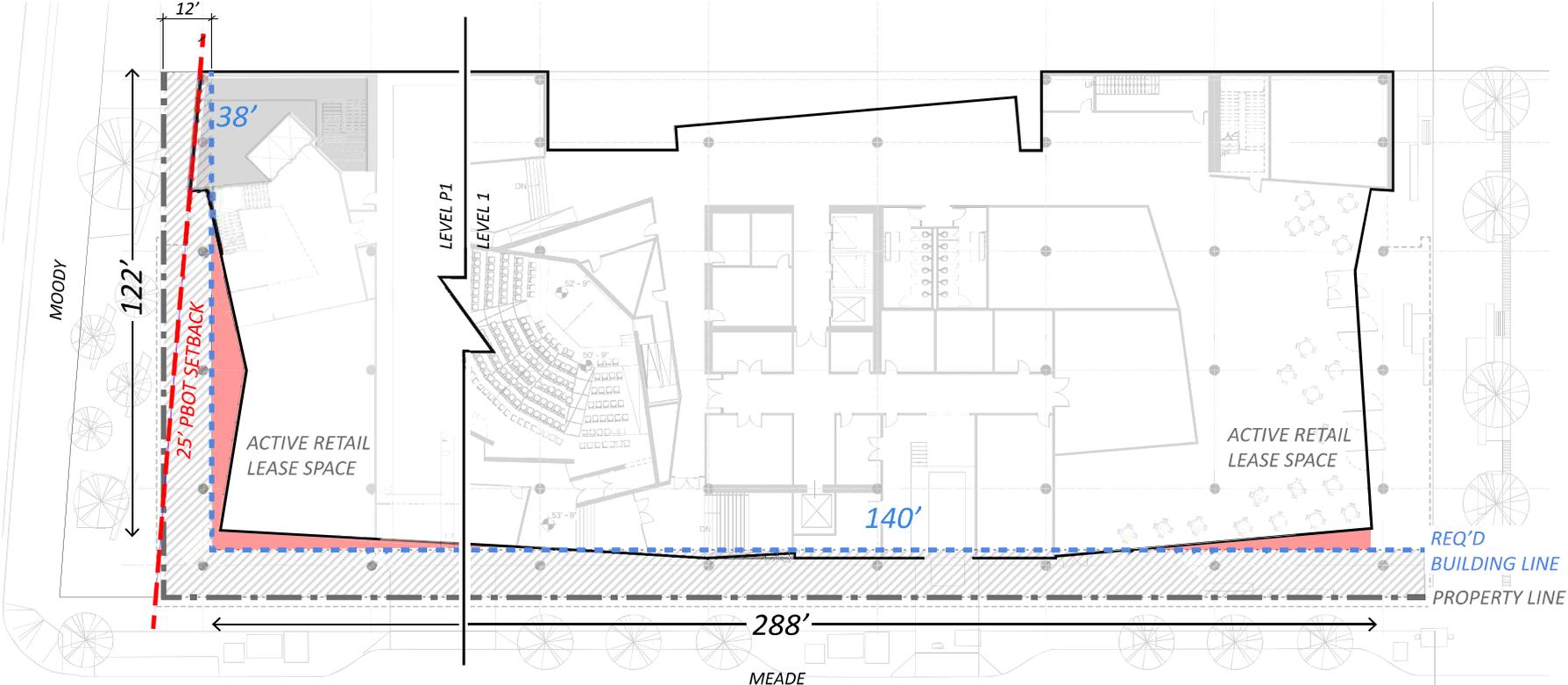
Modification of the 75' Height Requirement for Building Width



DESIGN MODIFICATIONS: BUILDING LINE STANDARDS

■ Section 33.510.215, D

Modification to building line standards for retail & vendor use.



	MOODY	MEADE	PROMENADE	NORTH ELEV. (INTERIM)
 12' DISTANCE FROM PROPERTY LINE (75% REQUIRED)	38' (31%)	140' (49%)	N/A	N/A

DESIGN MODIFICATIONS: GROUND FLOOR ACTIVE USE

- Section 33.510.225,C

Modification to required ground floor active uses.

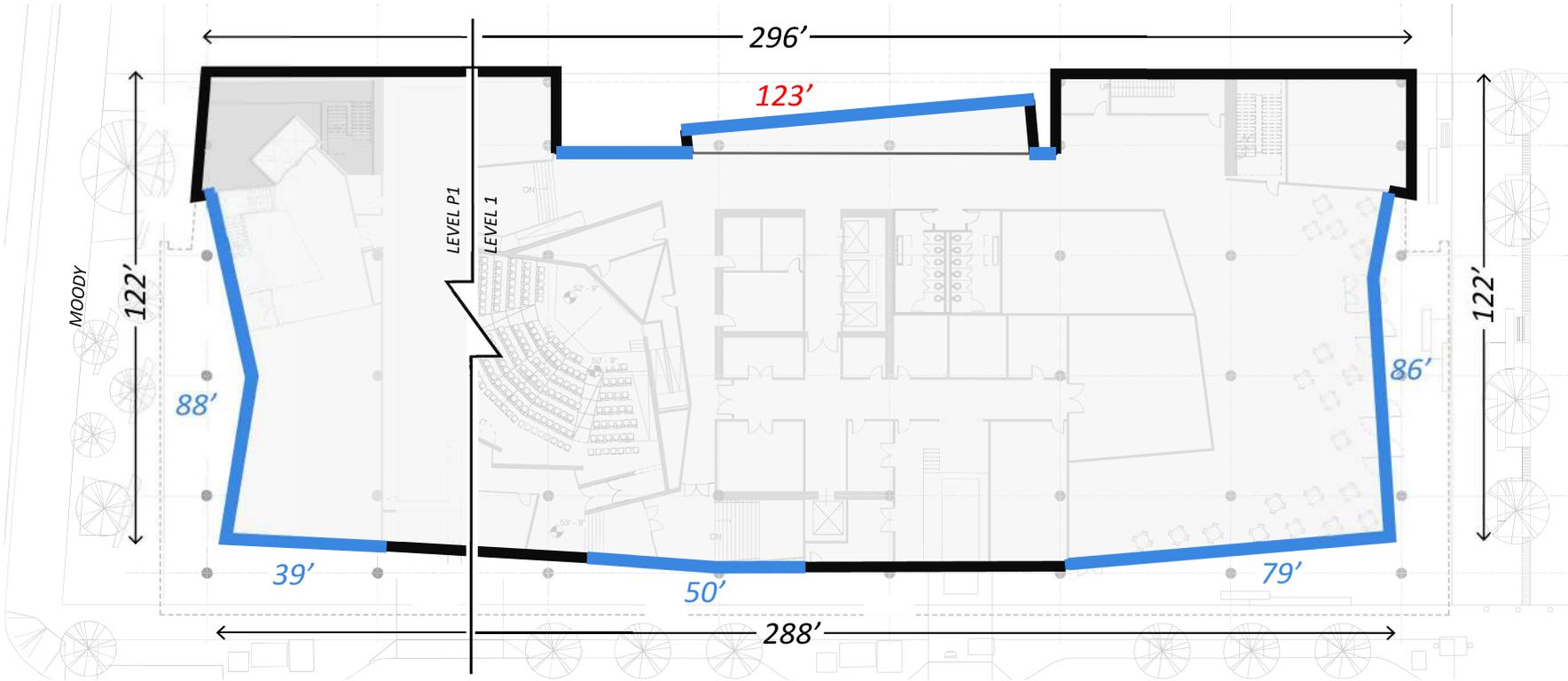


	MOODY	MEADE	PROMENADE	NORTH ELEV. (INTERIM)
12' DISTANCE FROM PROPERTY LINE (75% REQUIRED)	38' (31%)	140' (49%)	N/A	N/A
GROUND FLOOR ACTIVE USE (50% REQUIRED)	88' (72%)	118' (41%) +50' (58%)	86' (70%)	N/A

DESIGN MODIFICATIONS: GROUND FLOOR WINDOWS

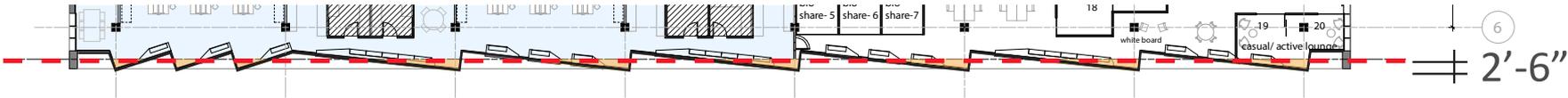
■ Section 33.510.220

Modification to required floor window percentage.

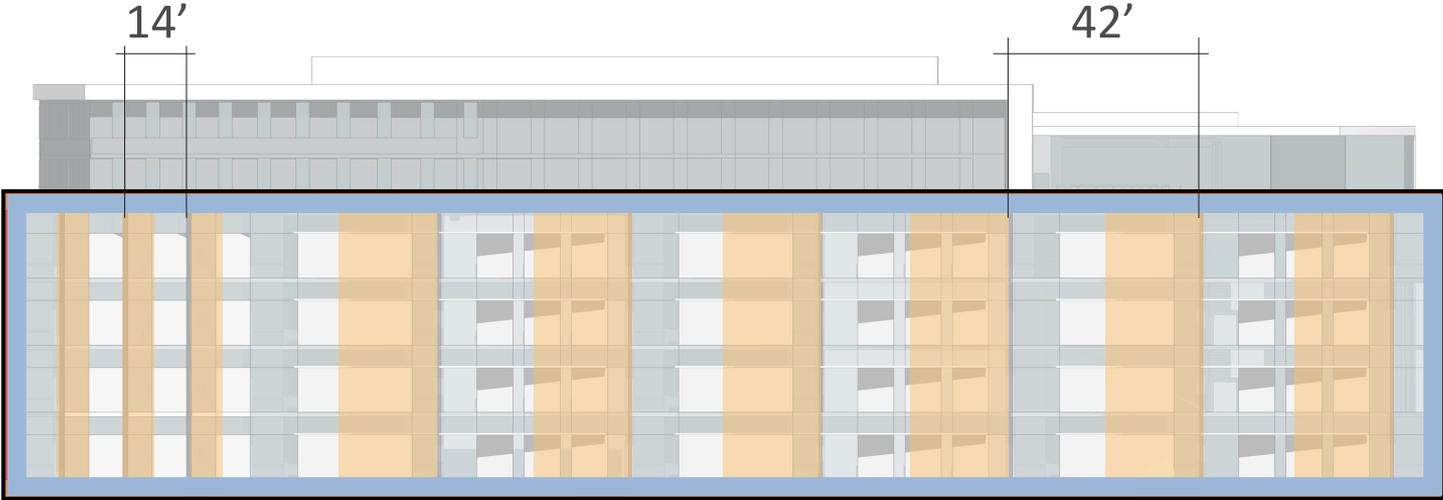


	MOODY	MEADE	PROMENADE	NORTH ELEV. (INTERIM)
12' DISTANCE FROM PROPERTY LINE (75% REQUIRED)	38' (31%)	140' (49%)	N/A	N/A
GROUND FLOOR ACTIVE USE (50% REQUIRED)	88' (72%)	118' (41%) +50' (58%)	86' (70%)	N/A
GROUND FLOOR WINDOWS (50% REQUIRED)	88' (72%)	168' (58%)	86' (70%)	123' (42%)

DESIGN EXCEPTIONS: ENCROACHMENT & BUILDING PROJECTIONS



PARTIAL PLAN - SOUTH SIDE



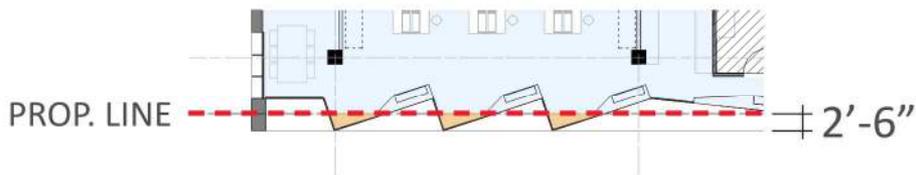
SOUTH ELEVATION

-  WINDOW PROJECTIONS
-  ARCHITECTURAL FEATURES

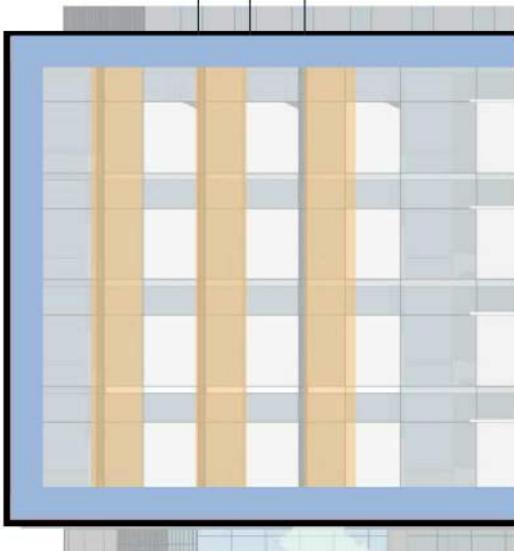
DESIGN EXCEPTIONS: ENCROACHMENT & BUILDING PROJECTIONS

- **Section OSSC/32/#1 - Q2, 6**

Request spacing between projecting window elements from 12' to 7'



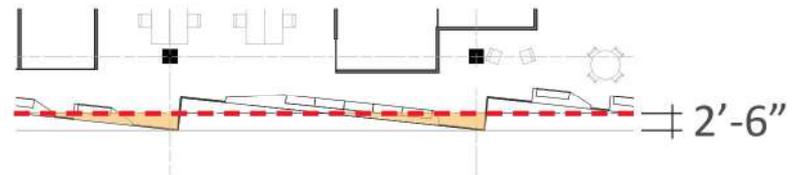
7' 7'



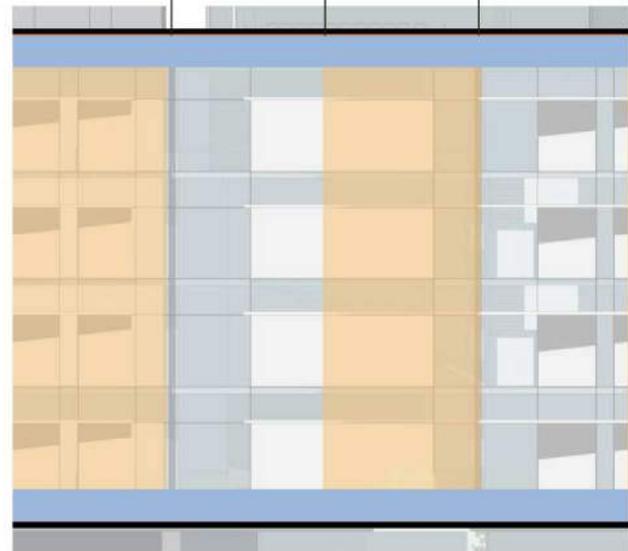
West End of South Elevation

- **Section OSSC/32/#1 - Q2, F**

Request spacing of 21' for projection

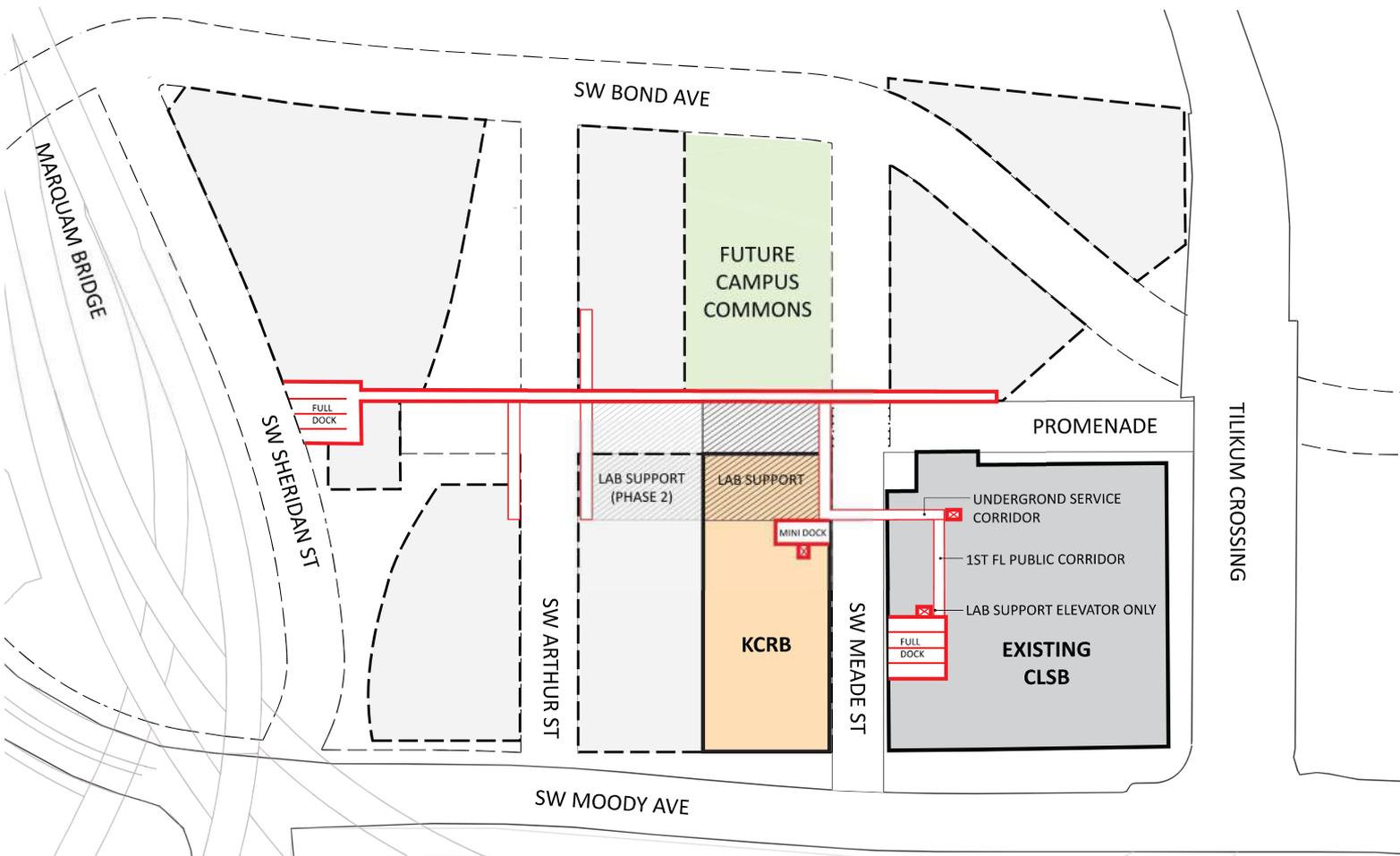


21' 21'



East End of South Elevation

DESIGN ADJUSTMENTS: LOADING DOCK / CAMPUS SERVICE CORRIDOR



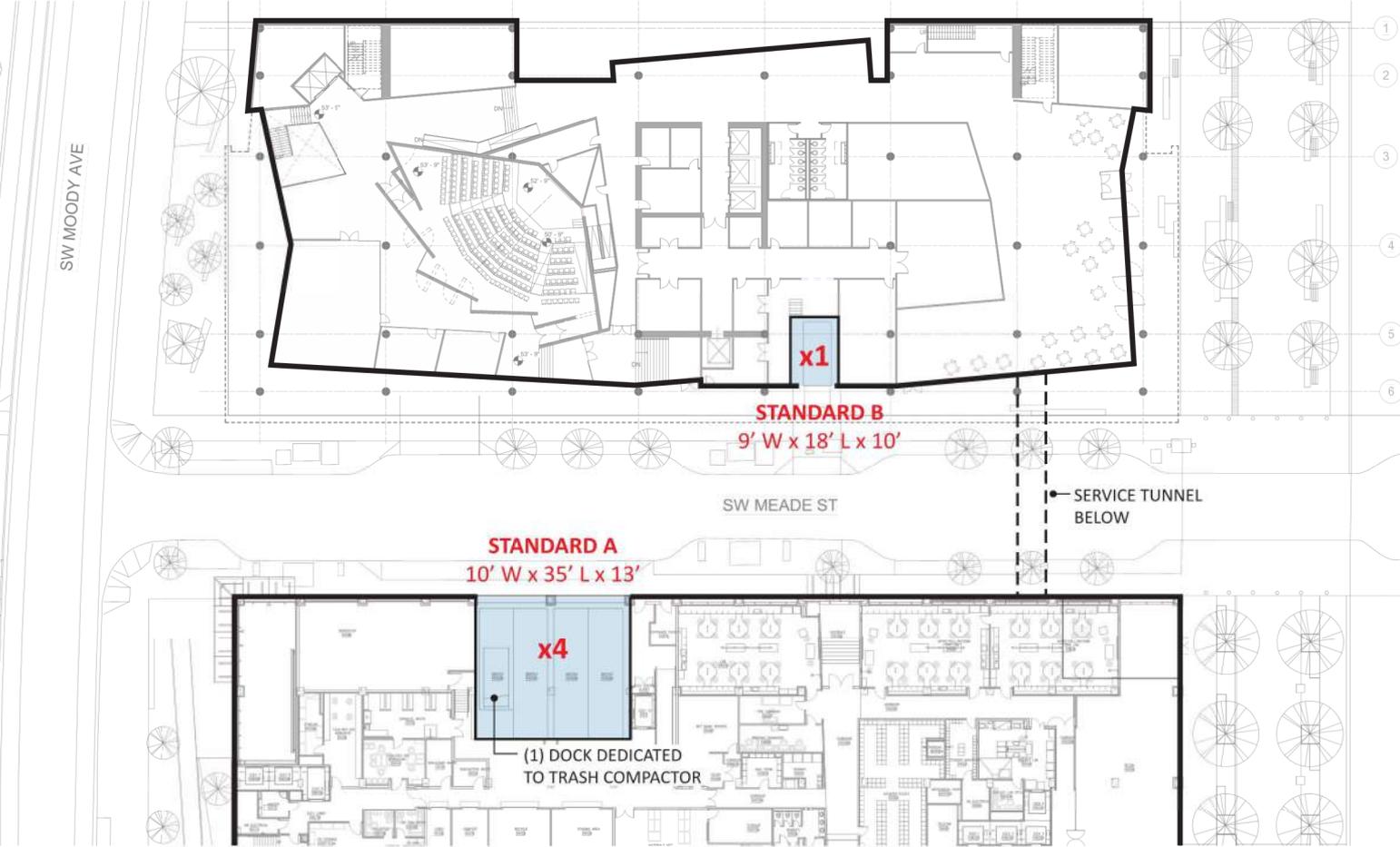
  FUTURE DEVELOPMENT

POTENTIAL BUILD OUT

DESIGN ADJUSTMENTS: LOADING DOCK

- **Section 33.266.310**

Adjustment from (2) Standard A to (1) Standard B for special lab support.



DISCUSSION: VIEW FROM TILIKUM CROSSING

